



Colne Road, Somersham, PE28 3DQ

**CHEFFINS**



## Colne Road

Somersham,  
PE28 3DQ

A rare opportunity to acquire an attractive detached residence with fantastic potential for extension (STPP), occupying a delightful semi rural position with a southerly aspect and grounds extending to .. acres. Particular features include the substantial range of useful commercial buildings, (previously used for a fabrication business and now currently used for commercial storage) which could suit a range of other uses, subject to any necessary planning consents, two well maintained paddocks with water and electric fencing, stables, a training arena with external lights, multiple gated yards and versatile internal accommodation extending to approximately 1509 sq. ft. arranged over two floors.

In brief the main buildings are as follows, substantial range of outbuildings 2 x commercial units, equine facilities including stables, barn, arena, shelters, large hard standing and paddocks. Other outbuildings include large home office with store room, large garage, wc facilities, ample parking and games room.

3 1 3

**Guide Price £800,000**







## LOCATION

Somersham is a popular village situated approximately 5 miles from St Ives, 18 miles from Cambridge and 10 miles from Huntingdon with its hospital and mainline railway station into London. With guided bus stations at St. Ives and Longstanton. Local amenities include sporting facilities, pre-school, primary school, library, local shops and a doctors' surgery, dentist.

## GROUND FLOOR

### ENTRANCE HALLWAY

With entrance door, wooden flooring, stairs to the first floor, doors to lounge, dining room, cloakroom and kitchen/breakfast room.

### LOUNGE

With window to the front and side aspect, wood burning stove with exposed brick chimney breast, exposed wooden floorboards, bi-folding doors opening to the dining room

### DINING ROOM

With window to the side aspect, feature fireplace with tiled hearth and surround, exposed wooden floorboards, French doors opening to the sun lounge

### SUN LOUNGE

With windows to the side and rear aspect, door to side, French doors to the garden, tiled floor

### KITCHEN/BREAKFAST ROOM

With window to the rear aspect, range of matching eye and base level units, worktop with inset sink and a half with mixer tap over, integrated appliances include fridge and dishwasher, space for Rangemaster oven, part tiled walls, tiled floor, island with family seating and breakfast bar, pantry cupboard with window. Door to utility room.

### UTILITY ROOM

With windows to the front and side aspect, preparation counter with inset sink and drainer, range of cupboard below, broom cupboard, space for appliances including full height freezer, washing machine and under counter dryer, tiled floor, French doors to the garden and single door to front

### GUEST CLOAKROOM

With window to the side aspect, low level wc, wall mounted hand wash basin, feature part panelled walls, part tiled walls, wood effect flooring

## FIRST FLOOR

### LANDING

With window to the side aspect, airing cupboard, doors to

### BEDROOM ONE

With window to the front aspect, fitted wardrobes with mirrored sliding doors

### BEDROOM TWO

With window to the rear aspect, built in cupboard

### BEDROOM THREE

With window to the side and rear aspect, loft access via hatch

### FAMILY BATHROOM

With window to the front aspect, suite comprising; corner bath with mixer tap over and hand held shower head attachment, low level wc with hidden cistern and eco flush button, wash stand with basin over and fitted cupboards, large walk in shower area, chrome heated towel rails, part tiled walls

### OUTSIDE

The principal garden is mostly laid to lawn with mature shrub borders, a patio area, external lights and tap. Former kennel currently being used as a log store and shed. The principal garden leads on to gated yards offering access to charming extension of the gardens overlooking the well maintained paddocks featuring a large pond with lawn border, external tap, power, wooden arbour area and a selection of fruit trees.

Front garden with gated access to large gravel driveway, with ample parking, leading to the yards and entrance door. Further benefitting from well stocked feature woodland shrubs with a selection of mature trees, raised herb garden, personal gate and path leading to utility room and store under stairs.

### COMMERCIAL UNITS

2 adjoined units constructed with modern metal framed building with concrete floor and profile metal coated sheet cladding. Includes floor standing oil fired blower heater and 3 external roller shutter doors - 239.04 sq m (2,573 sq ft).

### HOME OFFICE/GARAGE

Large home office with light and power with adjoining large garage.

### HAY STORE/BARN

Brick/block building with timber weather board cladding and sheet covered roof. Contains utility area including tea point - 64.84 sq m (698 sq ft).

### STABLES

Three stables plus store. - 46.79 sq m (504 sq ft). Outside concrete equestrian area with 2 shelters and access to arena and paddocks.

### GAMES ROOM

Timber framed detached building with mezzanine floor with double access doors. Currently used as a games room - approximately 22.5 sq m (242 sq ft) (ground floor only).

Externally, there are yards and parking available mainly laid to concrete.

We understand that 3 phase power is available to the commercial buildings.



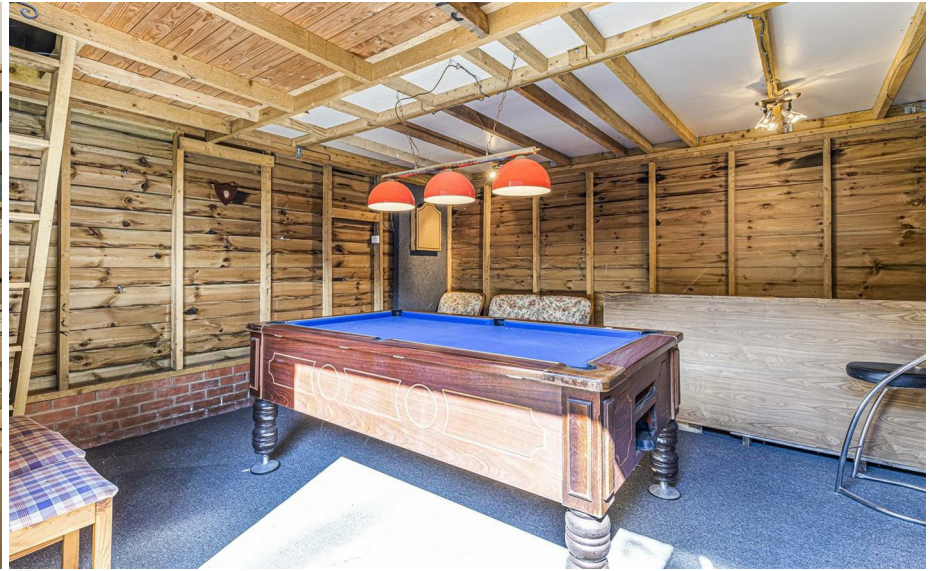


















| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            | 100       |
| (92 plus) A                                 |  |                            |           |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  |                            |           |
| (55-68) D                                   |  | 54                         |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |

Guide Price £800,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - Huntingdon

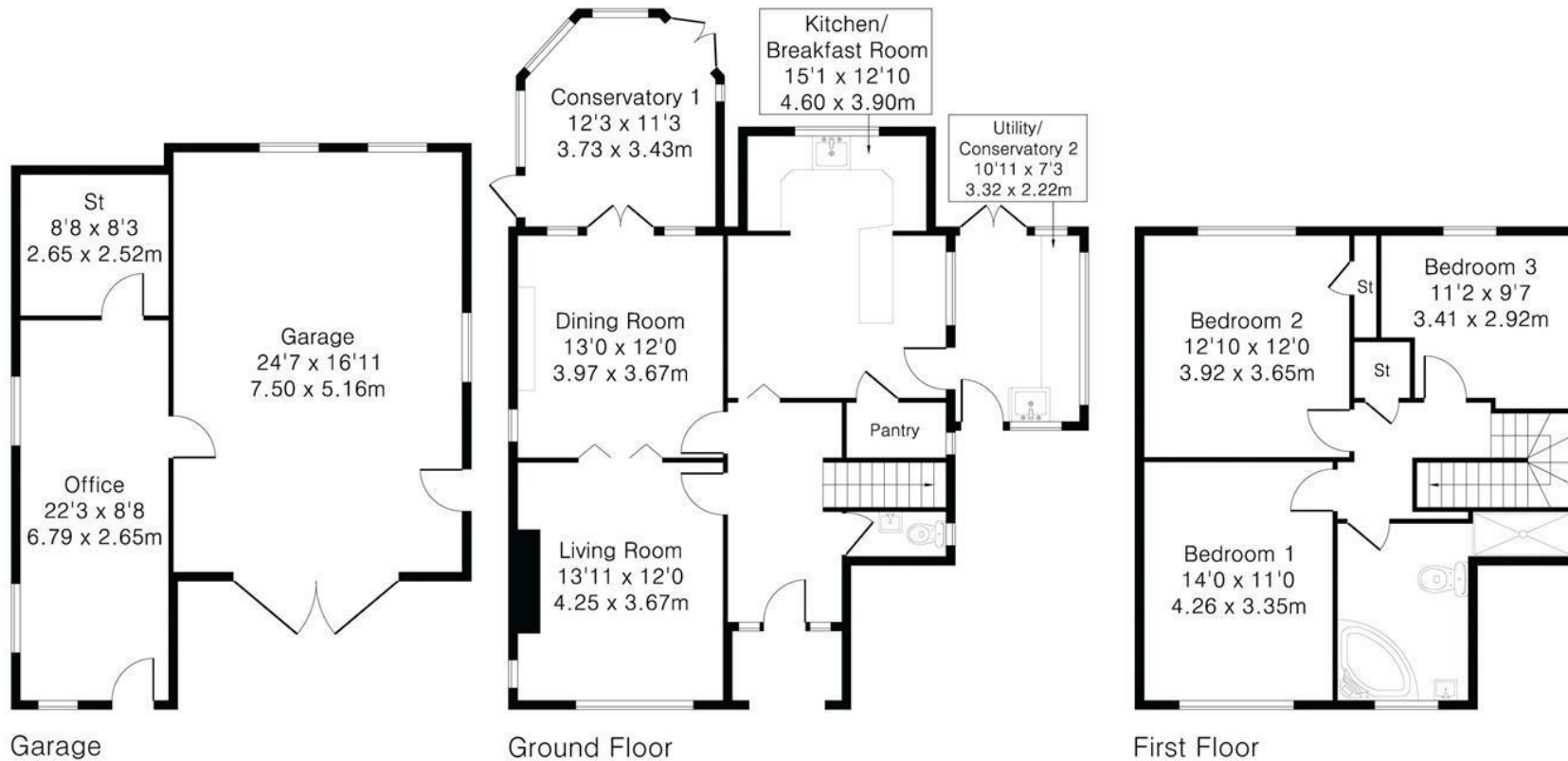






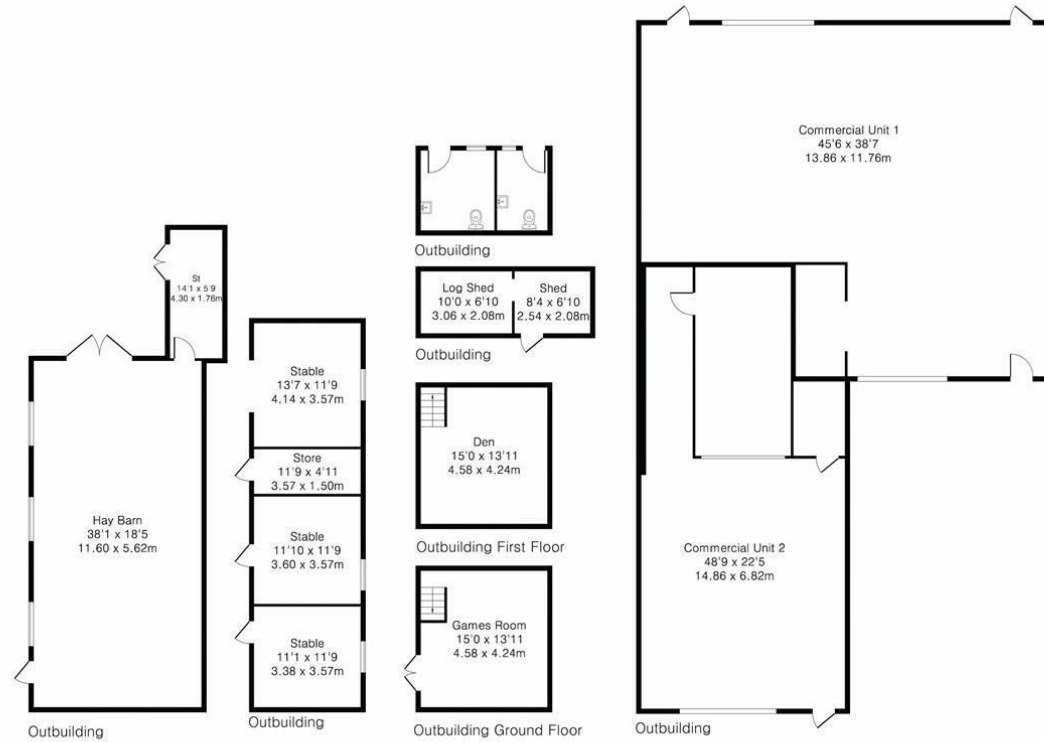


Approximate Gross Internal Area 1777 sq ft – 165 sq m  
 Ground Floor Area 1145 sq ft – 106 sq m  
 First Floor Area 632 sq ft – 59 sq m  
 Garage Area 417 sq ft – 39 sq m





Approximate Gross Internal Area 4517 sq ft – 420 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.