



HARVEY ROBINSON



£575,000

Honey Hill

Fenstanton, PE28 9JP

- Charming 17th Century Character Cottage
- Grade II Listed
- Four Double Bedrooms
- Additional One Bedroom Annexe

- Ensuite to Master
- Prominent Village Location
- Generous Private Rear Garden
- Detached Double Garage / Workshop

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PROPERTY SUMMARY

'The Collection' by Harvey Robinson are delighted to offer this charming, Grade II Listed character cottage for sale in Fenstanton. Situated in a prominent position within the conservation area of the village and fronting the Honey Hill green, the property enjoys peace and tranquillity to the front and the rear and is unrivalled on the charm that it offers. Originally constructed circa 1650 as three separate cottages, it has since been joined into one dwelling and uses traditional construction techniques such as a reed-thatched roof, exposed timber beams, and lathe and plaster throughout. There is also hardwood double glazing the entire way through the property. Upon entering, you are greeted with two generous reception rooms currently used as a lounge and a dining room, both with central open fireplaces. The property was extended in the 1980's to provide further downstairs accommodation. There is a galley style kitchen leading to a dining area, with a solid wooden fitted kitchen with inset range oven and a complementary utility room. Completing the ground floor space of the main house there is a downstairs cloakroom and an extended rear boot room. The ground floor has been subdivided to create a separate annexe which forms the left wing of the ground floor. Currently accessed via its own entrance, this space incorporates a double bedroom, lounge, kitchen and bathroom and can be used completely independently from the main house if required, perfect for guest use or for renting out as a holiday home. Upstairs there are four double bedrooms, a dressing room, a family bathroom and a recently refitted ensuite to the master bedroom. The rear garden is spacious and enjoys an excellent degree of privacy. There is a detached double garage with up-and-over door to the side of the property and a driveway in front. The garden is subdivided, providing a veggie patch, a cottage garden, and a large area of patio perfect for outdoor dining. Viewing of this truly unique property is essential and can be organised by contacting the St Ives office.



LOCATION AND AMENITIES

Located only 12 miles away from the city of Cambridge, Fenstanton is a quiet countryside parish in Huntingdonshire with a population of 3,000 to 4,000 people. St Ives sits 10 minutes away to the north, making it easy for local residents to commute to and from work, while providing the perfect escape away from the busier confines of nearby towns and cities.

The relatively small population of Fenstanton are served by a variety of amenities including a convenience store, café, hairdressers, butchers, chemist, post office and primary school, with The Duchess serving as the main pub in the village. The White Swan pub in Connington and The Three Tuns at Fen Drayton are also great alternatives and can be found just outside Fenstanton.

St Ives offers a little more nearby, with good quality Italian, Indian, Mediterranean and Chinese restaurants to choose from. It's also where you'll find the One Leisure Indoor Centre, that offers everything from swimming facilities to numerous keep-fit classes. There's a large Morrisons, Aldi and Waitrose in St Ives where you can do your weekly or monthly shopping and if you want to head into nearby Cambridge, Huntingdon Road/A1307 will take you there in only 25 minutes. There is also access to the guided bus which provides a regular direct service to central Cambridge and the Cambridge Science Park.

The opening of the new A1307 link road means that you can access Huntingdon train station in approximately 10 minutes and trains from Huntingdon arrive into Kings Cross or St Pancras within an hour.

Fen Drayton Lakes Nature Reserve is only a couple of miles away and attracts a delightful variety of wildlife throughout the year, including ducks, geese, otters and swans, and the wetlands run for 25 miles (40km) along the floodplains of the Great Ouse.





FAQ'S

Tenure: Freehold

Listing Status: Grade II

Conservation Area: Yes

Post Code for SatNav: PE28 9JP

What3Words Location: emptied.proofs.skirting

Property Constructed: Circa 1650

Council Tax Band for Main House: D

Council Tax Band for Annexe: B

Current Owners Purchased Property: Approximately 30 years ago

Seller's Onward Movements: Downsizing

School Catchment Areas: Fenstanton Primary and Swavesey Village College
Secondary

Water Meter: No

Boiler Replaced: 2012 and serviced annually

Loft: Part Boarded with Light but No Ladder



GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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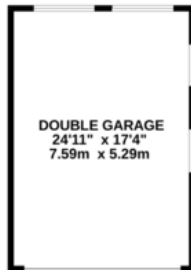
4.9 Star Google Review Rating





GROUND FLOOR
1442 sq.ft. (134.0 sq.m.) approx.

1ST FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 2230 sq.ft. (207.2 sq.m.) approx.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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