



HARVEY  
ROBINSON

*The Collection*

£965,000  
High Street  
Yelling, PE19 6SB



- Five Double Bedrooms
- Extended Accommodation
- No Onward Chain
- Six Reception Rooms

- Four En-suite
- Annexe Potential
- Large Plot
- Field View to Rear

5 

5 

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## PROPERTY SUMMARY

The Collection by Harvey Robinson is pleased to present this spacious and versatile family home, constructed by the current owners in 1996. Offering the advantage of no onward chain, this property is perfect for those seeking annexe facilities or a generously sized home suitable for multi-generational living.



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The ground-floor accommodation features a spacious, bright entrance hall with a staircase leading to the first floor. The layout includes a cloakroom, a study, a gym with a sauna, a formal dining room, and a lounge with a wood burner and doors opening to enjoy garden views. Additionally, there is a utility room, a well-equipped kitchen, and a breakfast room that connects to the former double garage, which has been transformed into an annexe complete with a lounge, kitchen area, and an extra staircase leading to a bedroom with en-suite facilities.

Upstairs, you'll find three guest bedrooms, two of which feature en-suite bathrooms, along with a family bathroom. The master suite, located at the rear, includes a dressing area, an en-suite, and a stunning enclosed balcony that offers elevated views over the gardens and the surrounding countryside.

#### LOCATION & AMENITIES

Yelling is a tranquil village in Cambridgeshire, situated about 5 miles east of St Neots and 6 miles south of Huntingdon, nestled in a scenic woodland valley renowned for its charming family homes and welcoming community. The village features a historic Village Hall, formerly a school built in 1868, now serving as a venue for private and community events, and is bordered by the impressive 12th-century Holy Cross Church. Residents enjoy convenient access to amenities in nearby towns; St Neots offers excellent transport links, including a train to London in around 45 minutes, alongside leisure facilities like a cinema, bowling alley, and water park, as well as shops, restaurants, and cultural sites such as the local museum. Huntingdon provides additional leisure options, shopping, dining, and educational facilities, with its own train station and bus services. For broader cultural and shopping experiences, Cambridge is approximately 15 miles away. Yelling presents an ideal setting for those seeking peaceful village life with easy access to vibrant towns and cities.









## FAQ

Postcode for SatNav: PE19 6SB

What3Words location: ///crowd.puffed.newlywed

Conservation area: Yes

How long have the owners lived here: Since new (1996)

Owner's onward movements: Not buying on, end of chain sale

Boundary responsibilities: Left and rear

Water meter: Yes, located on the driveway

Boiler: Last serviced 2025

Windows: Installed 2012

Loft: Part boarded

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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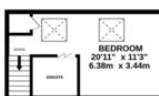
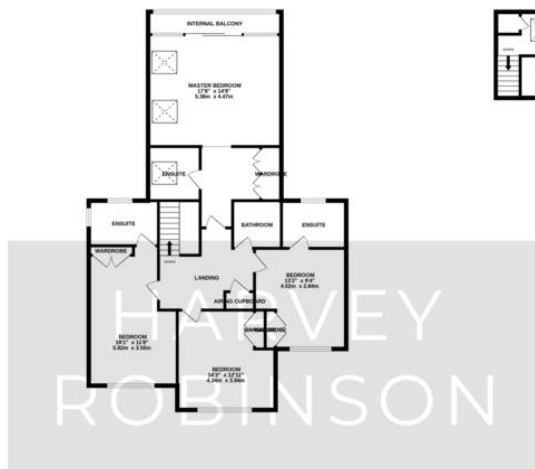




GROUND FLOOR  
200' 10" x 174' 4" (61.2m x 52.8m)



1ST FLOOR  
100' 10" x 100' 10" (30.8m x 30.8m)



3RD FLOOR  
100' 10" x 100' 10" (30.8m x 30.8m)



TOTAL FLOOR AREA : 3465 sq.ft. (322.0 sq.m.) approx.  
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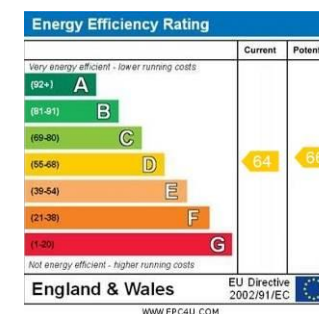
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY  
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### OFFICE ADDRESS

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### CONTACT

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