



HARVEY ROBINSON

Offers In Excess Of
£750,000
Warboys Road
Old Hurst, PE28 3AA

- Converted Barn
- Four Generous Bedrooms
- En Suite to Main Bedroom
- Open Plan Lounge Diner and Kitchen with Utility
- Wet Room Bathroom
- Private Front and Back Gardens
- Double Carport to Rear
- Stunning Character Features

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2 
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PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale with no forward chain, this truly exceptional and meticulously renovated barn conversion-a home where timeless character meets luxurious modern living. Spanning nearly 2,500 square feet, this expansive residence has been thoughtfully transformed by the current owner with no expense spared, creating a breathtaking living space that is both inviting and impressive. Set across a distinctive split-level layout, the heart of the home is a magnificent 39ft lounge/diner. High ceilings with exposed original beams lend an authentic rustic charm, while two sets of elegant double doors open directly onto the private rear garden, flooding the space with natural light and offering a seamless connection between indoor and outdoor living-perfect for both everyday comfort and grand entertaining. The upper level of the home hosts a stylish and well-appointed kitchen/diner, alongside a generous utility room-both finished with premium Corian worktops for a sleek, contemporary aesthetic. French doors from this area open onto the front garden, creating an ideal setting for al fresco dining or social gatherings. This stunning home also features four generously proportioned bedrooms, thoughtfully arranged for privacy and flow. The impressive 23ft principal suite is located on the lower level and boasts its own private access to the rear garden, as well as a modern en suite shower room. A spacious 17ft second bedroom and two additional double rooms (each 10ft x 10ft) provide ample space for family, guests, or home office needs. Completing the accommodation is a stylish four-piece bathroom with walk-in shower, and a convenient cloakroom positioned at the front of the property. Viewings are essential to truly appreciate the scale, craftsmanship, and unique charm of this stunning barn conversion. To arrange your private tour, please contact the St Ives office today.



LOCATION AND AMENITIES

Nestled in the heart of the Cambridgeshire countryside, just six miles from Huntingdon and a short drive from St Ives, Old Hurst offers the charm of traditional village life with easy access to modern conveniences. Old Hurst - one of only a few remaining examples of an Anglo-Saxon ring village - has a population of around 250 residents, and is a close-knit community known for its peaceful surroundings and local landmarks, including the well-regarded Johnson's Farm Shop. The village is served by nearby schools, including Warboys Primary and Ramsey Abbey College for secondary education, and benefits from proximity to key transport links such as the new A1307.

Residents can enjoy the wider amenities of St Ives, such as a large Morrisons, Aldi and Waitrose 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.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3AA

What3Words Location: minerals.deflated.sweep

EPC Rating: D

Heating Type: Air Source Heat Pump

Utilities: Mains Drainage

Boiler Installed: 2022, with service history

Seller's Onward Movements: Additional property no longer needed

Primary School Catchment: Warboys Primary School

Secondary School Catchment: Abbey College Ramsey

Rear Garden Aspect: South

Kitchen, hallway, W/C, and wet room tiled with Travertine tiles.

Timber flooring to lounge/diner.

Solid wood units and Corian worktops in kitchen and utility, with integrated appliances.

Extensive white porcelain floor tiling to the external patio area

Access driveway owned by Roe Hollow

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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British Property Awards 2023 & 2024 – Gold Winner

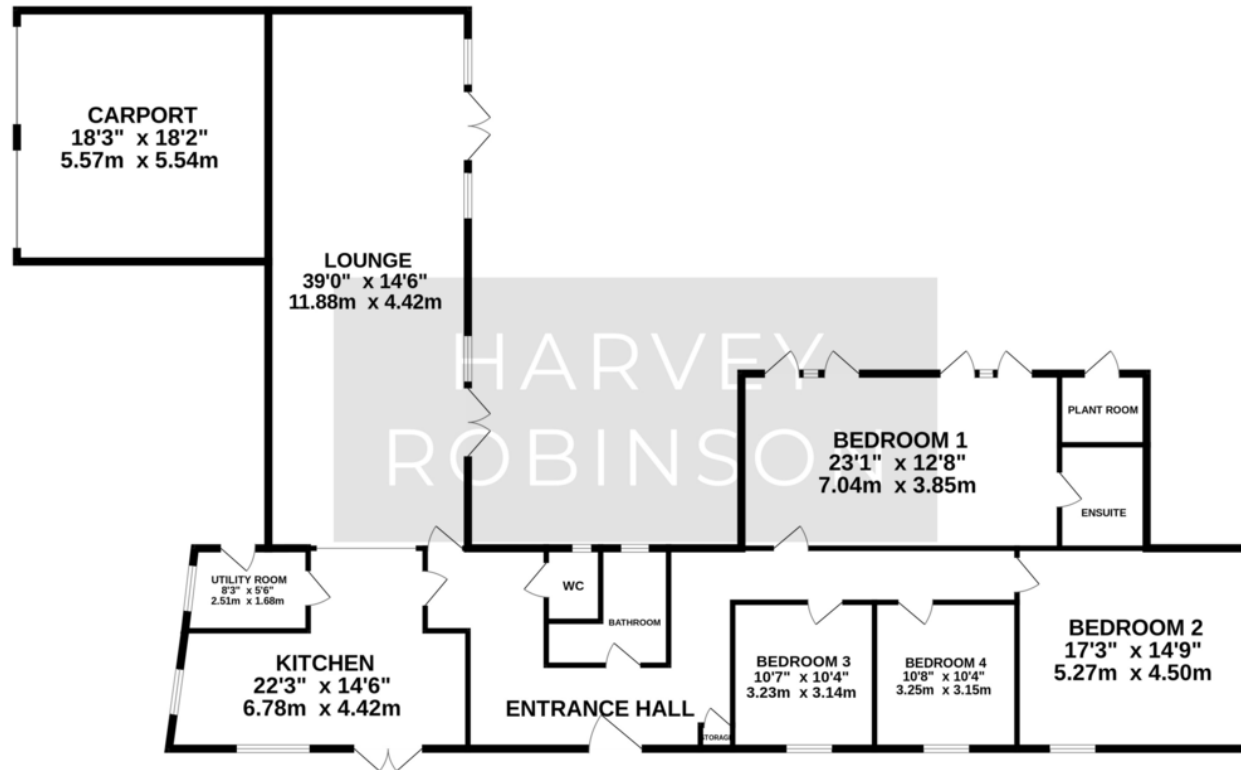
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating





GROUND FLOOR
2400 sq.ft. (223.0 sq.m.) approx.



TOTAL FLOOR AREA : 2400 sq.ft. (223.0 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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