

- Detached Farm House
- Four Bedrooms
- 12 Acres Of Land
- Possible Development Opportunity (STPP)
- House In Need Of Updating
- En-Suite Shower Room
- Non-Estate Location
- Equestrian Property
- Call Us Now!!

CULLUM FARM, LONDON ROAD

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WellingtonWise estate agents are pleased to offer for-sale this four-bedroom detached farmhouse located in a non-estate position on the outskirts of St Ives. The property was built in 1840 and requires updating throughout but offers spacious accommodation and could be modernised to make a fantastic family home. This also includes the 12 acres of equestrian land and a number of the outbuildings to the rear with the potential to develop (STPP). The property comprises of entrance hall, kitchen/diner, dining room, study, lounge, family room, boot room, utility room, shower room, and cloakroom to the ground floor. To the first floor there are four double bedrooms, en-suite, and a shower room. Outside the property has a garden that wraps around and incorporates a double garage, brick-built utility shed and a stable. Please call the office for further details 01480 498400.

ASKING PRICE OF
£1,200,000

WellingtonWise Estate Agents St Ives
01480 498400

10 The Pavement, St Ives, Cambridgeshire, PE27 5AD

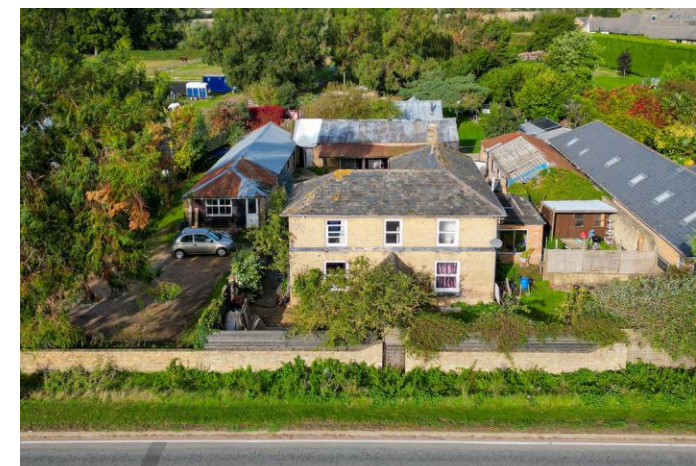
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A leading independent property service provider with offices in **St Ives, Royston & Melbourn.**

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



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GROUND FLOOR

FARMHOUSE POTENTIAL

The four-bedroom farmhouse is brimming with potential. While it requires updating and modernization, it offers a sturdy structure with ample space to transform it into a cozy and comfortable family home.

EQUESTRIAN HAVEN

The property comes with a generous 12 acres of equestrian land. This land is ideal for horse enthusiasts, with the potential to create state-of-the-art stables, paddocks, and riding facilities.

DEVELOPMENT OPPORTUNITY

One of the most appealing aspects of this property is the potential for development, subject to obtaining planning permission. Whether you dream of expanding the existing house, building additional structures, or creating a unique equestrian facility, the possibilities are endless.

LOCATION

While offering a rural escape, this property is still within reach of the town of St Ives, which offers essential amenities, schools, and transportation links, ensuring you have both the privacy of the countryside and the convenience of the town. This property represents a remarkable opportunity for those with the vision and determination to create their ideal country estate. Whether you're looking to transform the farmhouse into a charming family home, establish a first-class equestrian center, or pursue a development project, this property can make your dreams a reality. Embrace the potential and create a lasting legacy in the heart of Cambridgeshire's beautiful countryside.

FARMHOUSE

GROUND FLOOR

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM

13' 1" x 13' 1" (3.99m x 3.99m)

DINING ROOM

13' 1" x 10' 1" (3.99m x 3.07m)

STUDY

9' 1" x 6' 1" (2.77m x 1.85m)

LOUNGE

13' 1" x 13' 1" (3.99m x 3.99m)

FAMILY ROOM

14' 1" x 11' 1" (4.29m x 3.38m)

BOOT ROOM

UTILITY ROOM

SHOWER ROOM

W.C.

OUTSIDE

OUT BUILDINGS

There are various out buildings including 8 Stables, timber sheds, and brick built storage sheds.

NOTE TO PURCHASERS

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