

EH

EXQUISITE  
HOME



## PERFECTLY PLACED

Located in beautiful, open countryside just a few miles from the popular market towns of Huntingdon and St Ives is this wonderful five-bedroom, three-bathroom detached home that effortlessly blends character, charm, and personality with the space required for modern-day living. With breathtaking countryside vistas from every window, the property is an exceptional find in an area recently named as one of the best places to live in England.





## *Spacious Accommodation*

Entering into the main house you are met with a large and spacious hall with tall ceilings and an abundance of natural light filtering in from all directions, immediately giving you the sense that this is a home where it is natural to feel welcome and at ease. Off the main hall there is a convenient ground floor WC, and a door to the left opens into a grand room that clearly takes inspiration from the formal Victorian parlour, with decorative mouldings, low-level panelling and a working Victorian-style fireplace sitting as the focus of the room. The room currently functions as a home office, but would also work well as a smaller, more formal living room or even as a generous play room. Back across the main hall, a second door opens into the stunning main sitting room where the focus has to be the grand Inglenook-style fireplace which houses a truly unique cone-shaped wood-burner. With exposed beams and natural light filtering in to this space through triple-aspect windows, the room is truly a centrepiece of the property and equally perfect for snuggling in next to the fire on cold, winter nights, or for relaxing with friends and family after enjoying a meal in the formal dining room, which is accessed from double-doors which lead into the “working” wing of this home.

Like the other rooms so far, the dining room is also large and spacious, with yet another striking fireplace housing a wood-burner. Crown mouldings give the room a sense of grandeur and old-world style, and the east- and south-facing windows allow plenty of light into this warm and welcoming space. Evoking the modern luxuries of open-plan living, the dining area flows into the kitchen, which both by its place within the house and country-kitchen style is truly the heart of this home. The focus of the kitchen is the large oil-fired AGA, which the owner was proud to say was one of their favourite investments within the house. A large window over the Butler sink gives a truly stunning view of the rear gardens while washing up, and a walk-in pantry adds a highly-desirable and functional element to this space. The kitchen is also open to a rear breakfast room or snug, where the current owner can often be found in the morning with the French doors open, noting that this spot is ‘a great place to reflect and enjoy the vista to the back of the house. Sometimes I can sit there and see groups of deer on the lawn, and I get to watch all kinds of wildlife come through the garden. It’s a perfect spot.’ Finally, the ground floor also includes a large utility/boot room, which houses a second ground-floor WC and which enjoys access out into the covered walkway that separates the main house from the garage, a useful spot for discarding muddy boots after a countryside amble.



*“The main property was constructed to an exacting standard by the current owners...”*





*“...despite its scale and size, it still feels very homely and there is a definite sense of character and comfort here...”*







Five large bedrooms are found on the first floor, along with a generous family bathroom and two en-suite bedrooms. The galleried landing is a wonderful spot to enjoy views out to the front of the property, and there is a distinct sense of playfulness with the landing forming a kind of bridge over the entry hall below. Most of the secondary bedrooms are found to the left of the landing, where there are two generous double bedrooms, one with a large dressing room, and an exceptionally large bedroom with an en-suite bathroom. Further down the hall, the large family bathroom would feel at home in a luxurious spa, with a centrepiece roll-top bath and a spacious walk-in shower with rainfall shower head. Across from the bathroom is a smaller fifth bedroom, and, finally, another of this property's truly "wow" moments with the exceptional primary suite. 'Nobody's really ready for it,' said the current owner when talking about the enormity of the space on offer in the primary bedroom, and they also noted that 'the east and west facing aspects means you get to enjoy both the sunrise and sunset in this room.'





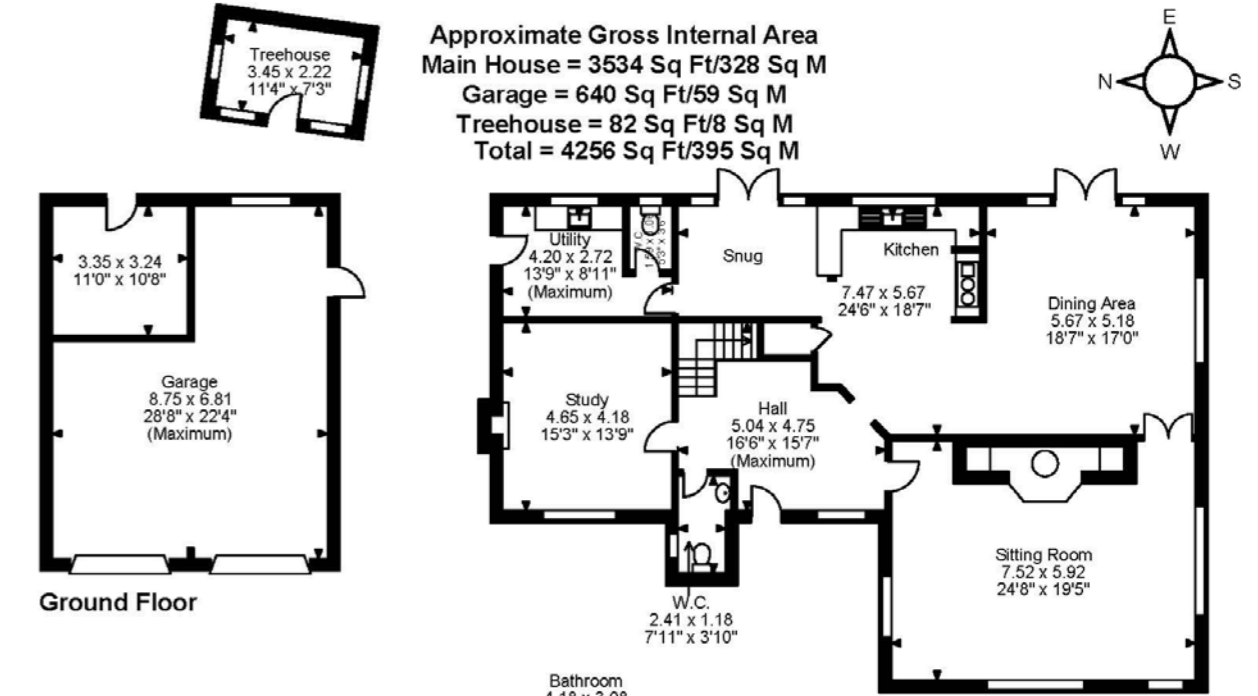


For all the virtues of the house itself, though, it has to be the gardens and grounds which make this property a truly breathtaking proposition. Situated on a generous plot, with additional land available, the offering is flexible. To the front of the house is a generous drive that sits the property back from the quiet road and provides parking for a number of vehicles. To the rear, the large garden is mostly laid to lawn, offering a clear view of the stunning scenery around the property or a relatively blank canvas for the green-fingered. A large wall runs to the northern edge of the property, ensuring complete privacy from the neighbouring property and also creating a really stunning outdoor seating area where the owner has designed a circular standing with outdoor lighting and mains electric. The circular seating area is complemented by a mature grape vine, and the owner noted that 'it's great to sit under the vine and enjoy the view of the house and garden late into the evening and even past sunset, when the stars come out and, with no light pollution, the night sky here is really something special.' Also within the gardens is a large wildlife pond, replete with water lilies and, hidden within the trees to the rear of the pond, is a treehouse garden room which the current owner's children absolutely loved playing in while growing up in this fantastic home. The treehouse room is fully insulated, with double-glazing and a power connection, and the current owner fondly remembers housing extra house guests there when the other bedrooms in the house were full.

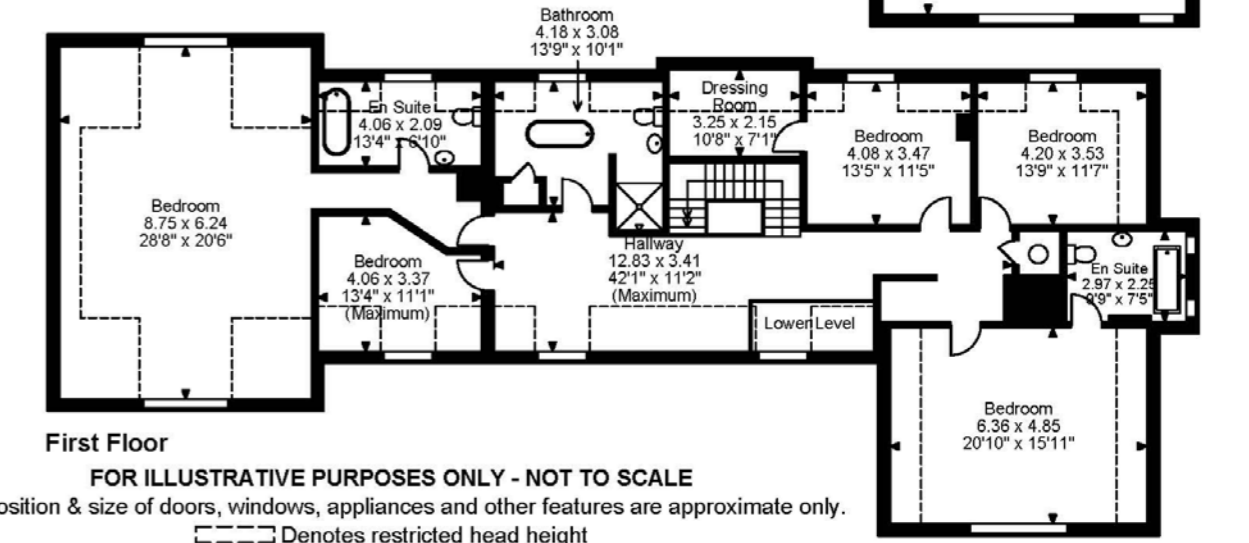
# LOCATION

Aside from the amazing features of the property, something must be said for the stunning and convenient location, which is ultimately what attracted the current owner to build in this location to begin with. 'It's definitely location, location, location,' they said, adding 'you have the most stunning plot surrounded by ancient woodland and fields, and because of that you get a phenomenal array of wildlife coming through this rural setting. But equally, it's ideally placed for ease of commuting to pretty much anywhere in the country with great road and rail links.' The immediate surroundings of the property are mostly rural, with a popular golf course pretty much within walking distance of the property, and the small village of Pidley also around a ten minute walk away.

The village is small with a church and small public house, but only a couple minutes' drive away is the larger village of Somersham, which houses the local primary school, surgery, and dental practice, as well as a few small shops and cafes. The property is also only a short drive from the popular towns of St Ives and Huntingdon, both popular market towns both recently listed as one of the best places to live in England by the popular lifestyle magazine Muddy Stilletos. Both towns offer a vast array of daily amenities such as local and national chain shops and restaurants, as well as a range of leisure and sport facilities, including numerous nature reserves, parks and lakes. The area is popular with commuters to both London and Cambridge. Huntingdon Station offers regular services to Cambridge, and the current owner regularly travels into London via a fast service which sees them into King's Cross in less than an hour. St Ives has also recently launched a unique bus service which offers both convenient and affordable transport into Cambridge via a private road, ensuring a quick and reliable service into the city. Finally, the area around Huntingdon and St Ives is also popular with families, who are drawn to the area's increasingly good selection of private and state schooling. The catchment primary school was rated as "outstanding" by Ofsted in 2023, and the perennially popular private schools of Wisbeach Grammar, King's Ely, and Kimbolton School are all located less than an hour from the property.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53   E	63   D
21-38	F		
1-20	G		



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# EXQUISITE HOME

At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities, In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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