



16 Green End
Great Stukeley, Huntingdon, PE28 4AE
FREEHOLD

Description

This fantastic home on a plot of approximately 19 acres of grazing land, garden and equestrian facilities offers an incredible amount of scope and opportunity. Located on a peaceful lane and sitting back from the build line, this lovely home is in a secluded position on top of a rolling hill, making the most of the country views.

Available as one, or as separate lots the sellers are open to negotiation on how the sale is packaged to suit a buyer or buyers.

The property itself is a spacious, extended four bedroom home which has the added benefit of full planning permission for a generous one bedroom annexe (Huntingdonshire District Council ref 21/01762/HHFUL). There is plenty of versatile living space including three reception rooms, a well equipped kitchen, a garden room as well as a separate office and downstairs WC.

Outside, the sweeping drive provides parking for multiple vehicles and there is currently a double garage which would form part of the permitted annex/ extension.

The land and equestrian facilities are part of a separate title number to the house. Note that there is currently an overage on the ménage, with an uplift of 30% to the current owners should there be any residential development on this area in the next 50 years. Full details are available on enquiry, and removal of the overage is negotiable.

The equestrian facilities include a stable yard with three stables, a store room and hay barn. Behind the yard is a further parking area - perfect for storing horse boxes - and from here there is an Olympic size all weather ménage.

A separate lane running down the North end of the property from Green End is also part of the title and gives any purchaser an alternative access to the land and ménage. The neighbouring properties have right of way over the lane for access to their homes.

Great Stukeley offers a thriving community with a good local pub and excellent country walks nearby. A school bus runs from the end of the lane to Kimbolton School or Hinchingsbrooke School and you can catch fast regular trains into London from Huntingdon Station.

Useful Information

Council Tax Band - F

Tenure - Freehold

Features

- ✓ Equestrian Facilities
- ✓ Four Bedroom Detached House
- ✓ Plot of Approximately 19 Acres
- ✓ Available as Separate Lots
- ✓ Planning Permission for Annexe 21/01762/HHFUL
- ✓ Peaceful Location
- ✓ Country Views

To arrange a viewing, please contact us:

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Approximate Area: 2485 ft²... 230.9 m² (excluding Garage, Log Store, Stables)
 Approximate Area of Garage: 225 ft²... 20.9 m²
 Approximate Area of Stables: 550 ft² ... 51.1 m²
 Total Approximate Area: 3260 ft²... 302.9 m²

Floor plans are for layout purposes only and are not intended to be scale drawings.
 All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.
 Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		53
(21-38) F	37	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

