

HARVEY ROBINSON

HARVEY
ROBINSON
The Collector
harveyrobinson.co.uk
FOR SALE

Guide Price

£700,000 - £725,000

Hollidays Road

Bluntisham, PE28 3LP

- Detached Extended Family Home
- Five Bedrooms
- Four Reception Room
- Oversized Double Garage

- Wrap Around Garden
- Field Views
- Non Estate Location
- Ample Off Road Parking



PROPERTY SUMMARY

****Offers Invited between £700,000 and £725,000**** 'The Collection' by Harvey Robinson are delighted to offer this extended detached family home in the heart of Bluntisham. Enjoying uninterrupted field views, the property has been extensively extended and improved by the current owners and perfectly blends original character features with practical modern family living. The accommodation is extensive and briefly consists of an entrance porch leading to an entrance hall with original parquet flooring, a dining room with bay window and inset feature fireplace, a dual aspect lounge with feature fireplace, a conservatory, an extended kitchen dining room, a study, a utility room and two cloakrooms to the ground floor. Upstairs, there is an impressive landing space leading to five bedrooms, and a family bathroom. Particularly noteworthy is the master suite, which occupies the space above the double garage. This room incorporates a four piece ensuite bathroom and a walk in wardrobe space. The property offers as much outside as it does inside. There is an oversized double garage offering excellent storage space as well as a paved driveway suitable for numerous vehicles. The property sits centrally on a plot of 1/4 acre providing a wrap-around garden with a good degree of privacy. There are field views to the rear of the house and occupying a non-estate position, the property really offers a unique and rarely available family home in this sought after village.



LOCATION AND AMENITIES

Featuring in the Domesday book, Bluntisham is a village steeped in history and importance. There are numerous older buildings within the village, most notably the The Old Rectory more commonly known as 'Bluntisham House'. The village was constructed around four arable farming fields originally and due to the nature of the soil, the land is particularly effective encouraging the growth of fruit trees and the village has strong farming links. More recently, the village has become ever popular with families and commuters. Situated just 5 miles from St Ives, the village offers excellent access to Cambridge via the guided bus or by road in under an hour. The nearest train station can be found in Huntingdon just over 10 miles away and from here, a direct train to Central London can be caught arriving in just over an hour. The village itself offers a great selection of amenities including a petrol station, a gym, a fish and chip shop, a pub and a hairdressers. There is a primary school within the village and the village is catchment area for Ramsey Village College Secondary School. Further restaurants, leisure centres and shops can be found in St Ives as well as a cinema in nearby Huntingdon.





FAQ'S

Tenure: Freehold

Council Tax Band: E

Sellers Onward Movements: Downsizing Locally

Current Owners Lived in Property: 26 years

Rear Garden Boundaries: Seller Responsible for All

Rear Garden Aspect: East

Primary School Catchment Area: St Helen's Primary School

Secondary School Catchment Area: Ramsey Village College

Water Meter: No

Conservatory Added: 2016

Loft: Partially Boarded, Light and Ladder available

Property Extended and Kitchen Refitted: circa. 2012

Boiler Replaced: 2012

UPVC Windows: Largely replaced in 2012

What3Words Location: coil.texts.matchbox

Property Extended: 2010



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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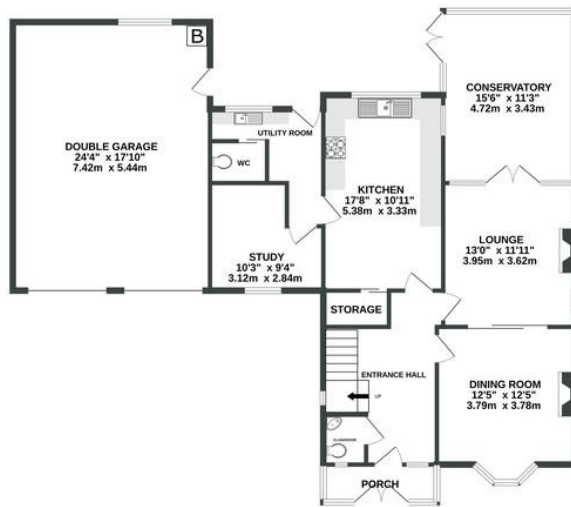
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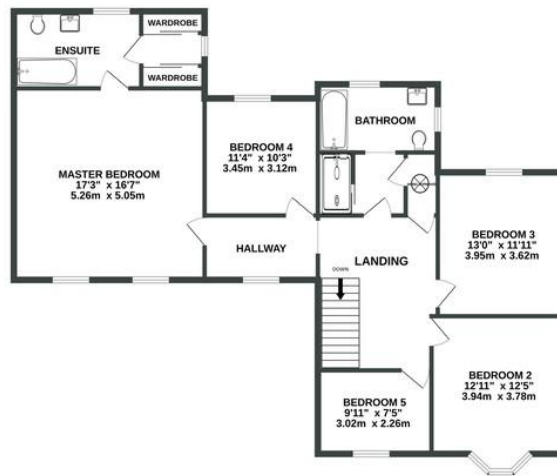




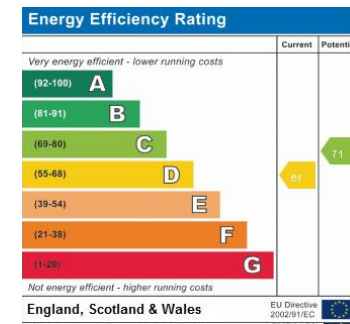
GROUND FLOOR
1477 sq.ft. (137.2 sq.m.) approx.



1ST FLOOR
1253 sq.ft. (116.4 sq.m.) approx.



TOTAL FLOOR AREA : 2730 sq.ft. (253.6 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

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