



HARVEY ROBINSON

Offers In Excess Of
£450,000

Hollidays Road
Bluntisham, PE28 3LP

- Detached Family Home
- Quiet Village Location
- Larger Than Average Plot Size
- Ample Off-Road Parking & Garage

- Three Reception Rooms
- Utility Room
- Ground Floor Shower Room
- Sought After Location



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer For Sale this well presented four bedroom detached home in the popular village of Bluntisham. Having been further extended by the current owners, this property offers a fantastic balance of versatility and practical space. In brief, the ground floor consists of a light and airy entrance hallway, 19ft dual aspect lounge, dining room, kitchen, dual aspect family room, utility room and downstairs shower room. The upstairs accommodation offers four generous bedrooms, with fitted storage being found in three of them. There is a large family bathroom and ample storage also found from the landing. The property benefits from having a single garage with power and light which can be accessed via the utility room. To the front of the property is a driveway providing ample off road parking, and a lawned area with mature shrubs. The rear garden is predominately laid to lawn with well maintained borders and a hidden patioed area. You will also find a patio area from the family room which offers the space for outdoor seating. Situated in a non-estate location within the village, this property would make an ideal family home. Viewings come highly recommended and can be arranged by contacting our St Ives office.



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

What3Words: sailor.albums.bolts

Post Code for SatNav: PE28 3LP

Property Constructed: 1970's

Extension Carried Out: 1989

Single Storey Roof Replaced: 2002

Council Tax Band: E

Primary School Catchment Area: St Helen's Primary School

Secondary School Catchment Area: Ramsey Village College

Sellers Onward Movements: Downsizing Locally

Current Owners Lived in Property: 22 years

Rear Garden Boundaries: Left and Rear

Rear Garden Aspect: West

Water Meter: Yes

Boiler Replaced: 2002

Water Tank Replacement: 2015

UPVC Replaced: 2003

Extension Loft: Not boarded but with Light and Ladder. Main House Loft Not Used.

Solar Panels Installed: 2011

Fixtures and Fittings to Remain: Range Cooker, Sheds, Summer House and Greenhouse

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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

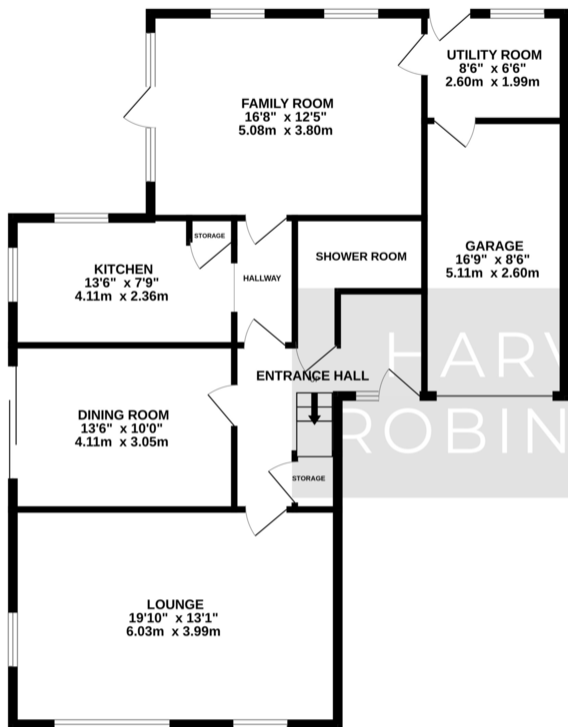
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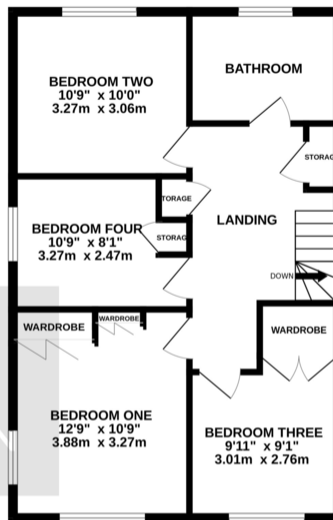




GROUND FLOOR
1075 sq.ft. (99.8 sq.m.) approx.

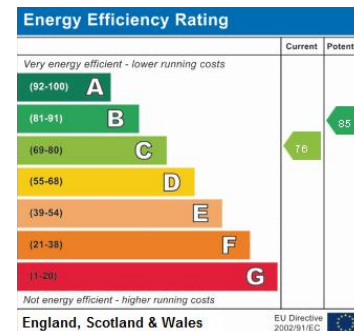


1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1685 sq.ft. (156.6 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

HARVEY ROBINSON

OFFICE ADDRESS

9 White Hart Court, St Ives,
Cambridgeshire, PE27 5EA

CONTACT

01480 454040
stives@harveyrobinson.co.uk
www.harveyrobinson.co.uk