



HARVEY ROBINSON

Offers In Excess Of
£470,000

Colne Road
Bluntisham, PE28 3LT

- Four Bedroom Detached
- Grade II Listed Cottage
- Two Reception Rooms
- Kitchen/Diner

- Utility Room
- Cloakroom
- Off Road Parking
- Well Maintained Gardens

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- 1 
- 2 



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer for-sale this four-bedroom detached Grade II listed home in the popular village of Bluntisham. The property was renovated into a residential dwelling in 1977 from the former Rose & Crown public house. The property is offered for-sale with immediate vacant possession and no onward chain. The accommodation comprises of an entrance hall with feature window seat, generous lounge and dining room with a beautiful inglenook fireplace in each, kitchen/dining room, cloakroom and a utility room to the ground floor. To the first floor there are four bedrooms and a bathroom. The property also benefits from a cellar which was once used to store the ale for the pub. The property benefits from off road parking for three cars, a well maintained garden and can be found in the heart of the village. Please contact our St Ives branch to arrange a viewing.



LOCATION & 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

Postcode for SatNav: PE28 3LT

What3Words location: ///commented.beakers.boxer

Council tax: E

Conservation area: Yes

Age of property: 16th Century

How long have the owners lived here: 47 years

Garden aspect: West

Water meter: Yes

Loft: Part- boarded, lighting, no ladder



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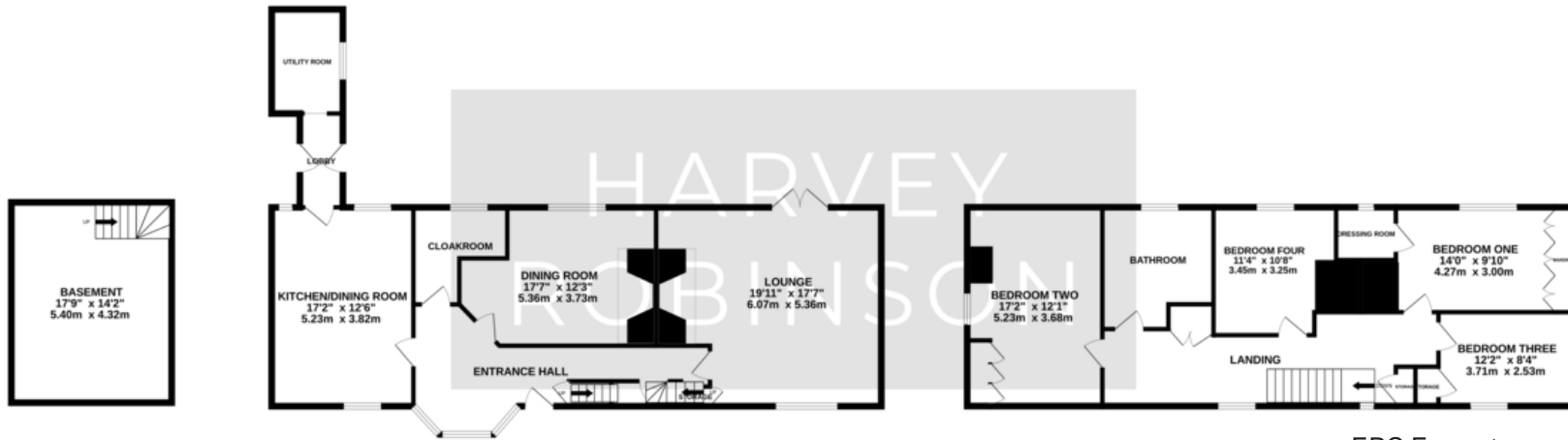




BASEMENT
285 sq.ft. (23.4 sq.m.) approx.

1ST FLOOR
1065 sq.ft. (98.0 sq.m.) approx.

2ND FLOOR
912 sq.ft. (84.5 sq.m.) approx.



EPC Exempt

TOTAL FLOOR AREA : 2162 sq.ft. (200.9 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