



HARVEY ROBINSON

£165,000
Banks End
Wyton, PE28 2AA

- Two Bedroom Lodge
- Sought After Village Location
- Open Plan Kitchen and Lounge Diner
- Immaculately Presented

- South Facing Decking Area
- Two Moorings
- Panoramic Marina Views
- Off Road Parking

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PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this rare waterside lodge on the Hartford Marina. Located right at the edge of the marina, this lodge sits central to a number of properties, and benefits from stunning waterfront views and privacy from the activities on the marina. The accommodation in brief comprises an open plan kitchen and lounge diner, a spacious master bedroom, a second bedroom with built in storage, and a family bathroom. To the front of the property, there is off road parking for two cars and a lawned garden, whilst to the rear there is a south facing decking area spacious enough for garden furniture, to enjoy the scenery throughout the year. The property also benefits from two moorings to the side of the Lodge. This property is perfect for those that enjoy the slower pace of life, or for those that want to enjoy a home away from home. With the Hartford Marina restaurant just a two-minute walk away, prospective buyers can enjoy the views in the company of family and friends all year round. Interest is expected to be high, so to arrange a viewing on this rarely available property contact the St Ives office.



LOCATION AND AMENITIES

Located within the picturesque Hartford Marina development the property enjoys beautiful views across the marina. Hartford Marina is on the Great River Ouse located approximately 20 miles away from Cambridge and a short distance to the two market towns of Huntingdon and St Ives. On-site facilities include a full chandlery, family restaurant/carvery, canoe-hire and a members social club. The property is perfectly located as a holiday home and can be found just over a mile from Huntingdon station which provides a mainline route to central London in just over an hour. In the other direction, the guided bus can be found in nearby St Ives offering regular services to Cambridge in just over half an hour. The marina is centrally located between both Huntingdon and St Ives which offer an array of shops, restaurants and leisure centres. For those who enjoy the outdoors, there are excellent walks that can be found nearby particularly along the Ouse Valley Way.





FAQ'S

Postcode for SatNav: PE28 2AA

What3Words Location: ///manicured.blushed.earth

Rear Garden Aspect: South

Seller's Onward Movements: No Forward Chain

Council Tax Band: B

Council Tax Cost: £1525.13 p/a

Owned Since: 2018

Ting Dene 2024 Mooring & Service Charge: £7726.00

There is a mooring available to the left hand side of the property.

All fixtures and fittings except beds to be left in the property. All carpets to be left in the property.



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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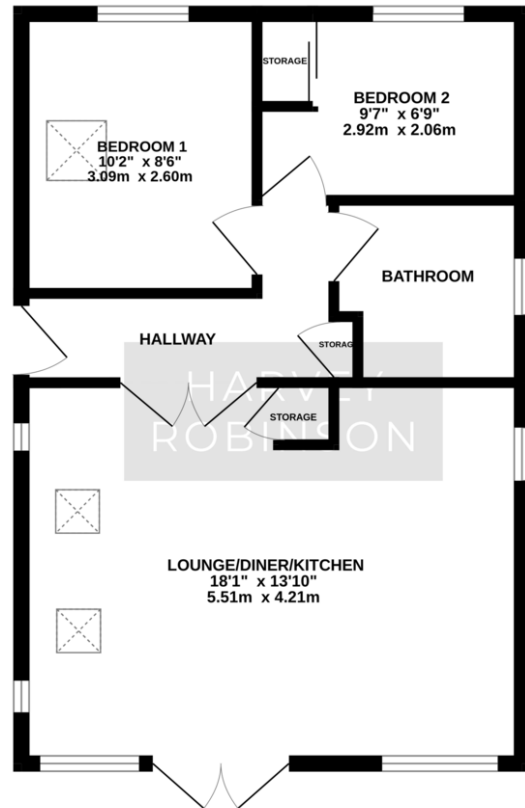
British Property Awards 2024 – Gold Winner

4.9 Star Google Review Rating





GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 492 sq.ft. (45.7 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

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