



HARVEY ROBINSON

£395,000

Potton Road  
Hilton, PE28 9NG

- Stunning Period Cottage
- Two/Three Bedrooms
- En Suite to Master
- Two Reception Rooms

- Large Garden
- Access to Cambridge
- Good School Catchments
- Ample Parking for Five Cars

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## PROPERTY SUMMARY

Harvey Robinson Estate agents are delighted to offer For Sale this stunning period cottage dating back to 1780 and extended in the 1950's, offering a wealth of character. Located in the desirable village of Hilton with good access to Cambridge, St Ives, Huntingdon and London, this beautiful property offers truly unique accommodation with the practicalities of modern living perfectly balanced with period features. In brief, the accommodation comprises a large lounge with inset feature fireplace and a generous storage cupboard as well as a downstairs bedroom in the original cottage. To the rear, the property has been extended to create a dining room which is flooded with light from the window and the stable door, as well as a country style kitchen, plus a refitted downstairs four-piece bathroom. Upstairs, there are a further two bedrooms, one currently utilised as a dressing-room and the other with the addition of an en suite cloakroom. Situated in a non-estate position, the property benefits from a driveway for numerous vehicles and a generous garden. Split into two sections, the garden is mainly laid to lawn and benefits from a brick build store, a large section of patio and mature shrubs providing excellent privacy. The property has previously been granted planning permission to add a two-storey extension to the rear of the property creating an upstairs bathroom and two separate bedrooms accessed via a hallway adding yet more versatility to this property. Viewing of this stunning home is essential and can be organised by contacting our St Ives office.



## LOCATION AND AMENITIES

Hilton is a highly sought after, picturesque village situated between St Ives and Cambridge. A short walk away from the property is the village green and cricket pitch spanning almost 27 acres which hosts annual village events such as bonfire night and Feast Week. Also found on the green is the turf maze which is one of only 8 remaining in the country, originally cut by William Sparrow in 1660 and enjoyed by the residents of the village since. There is a popular pub and newsagents within walking distance of the property. The village is popular with commuters with Huntingdon train station being accessible within a ten-minute drive providing easy access into central London within an hour. Cambridge city centre is also easily accessible via car on the A14 or via the busway park & ride terminal in St Ives. The market town of St Ives is approximately 5 miles away with plenty of shops, along with some great independent stores and cafes. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. The village is serviced by schools in nearby villages of Fen Stanton or Elsworth whilst a secondary school can be found in Swavesey. There are also independent schools in Kimbolton, Oundle and Cambridge.





## FAQ

Tenure: Freehold

EPC:TBC

Property Built: 1780, extended 1950's

Onward Movements: Moving out of Area

Rear Garden: West Facing

Primary School: Fenstanton Primary

Secondary School: Swavesey Village College

Council Tax: Band C

Loft: Fitted Ladder, Partly Boarded

Water Meter: Yes/No

What3Words Location: promising.qualified.utensil



## 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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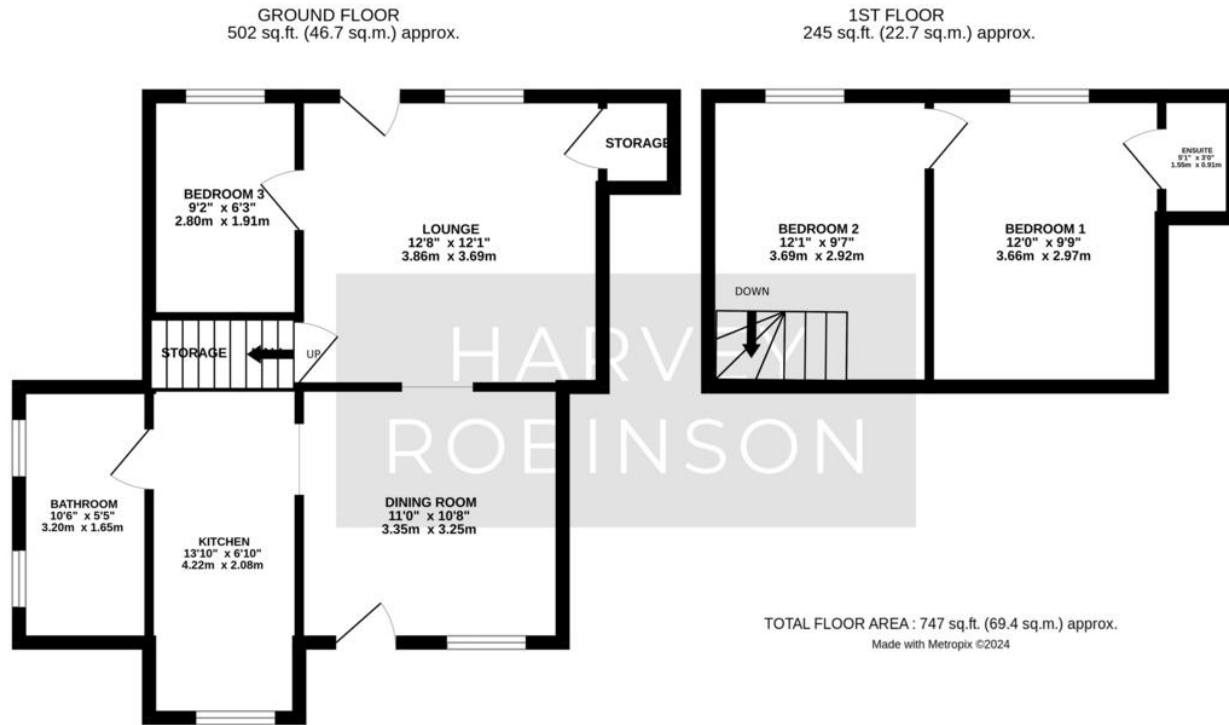
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**HARVEY ROBINSON**

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