



HARVEY ROBINSON

£365,000

Orchard End

Bluntisham, PE28 3XF

- Four Bedroom
- Detached Home
- Two Reception Rooms
- Kitchen/Breakfast Room

- Cloakroom
- Private Garden
- Garage & Off Road Parking
- Popular Village Location



## INTRODUCTION

Harvey Robinson Estate Agents in St Ives are delighted to bring to market this 1970's Four Bedroom Detached Home in the highly sought after village of Bluntisham. In brief, the property comprises entrance hall, cloakroom, spacious 20ft lounge, kitchen/breakfast room with separate dining room with patio doors leading to the garden. Upstairs, you will find four bedrooms, three of which are double as well as the family shower room. Outside, there is an enclosed rear garden offering great space and privacy, a front garden with off road parking and garage. This property would be ideal for any growing family looking to put your own stamp on it and has the potential to extend (S.T.P) as many others have done in the area. Other benefits of the property include UPVC double glazing, gas central heating and is offered with no onward chain.

This property must be viewed to truly appreciate. For further information or to arrange a viewing, please contact our St Ives Office.



## LOCATION

Bluntisham is a popular village, located approximately 5 miles outside of St Ives and roughly 10 miles from Huntingdon's mainline train station which gets you in to London Kings Cross within the hour. In the other direction, Cambridge can easily be accessed via A14 or the guided busway from nearby St Ives.

Bluntisham is served by the popular St. Helen's primary school which is located a short walk from the property whilst the catchment area for the secondary school is St Ivo Secondary School. The village also boasts other amenities with a convenience store, petrol station, local pub, hairdresser and for those that love the outdoors the RSPB Ouse Fen Nature Reserve is just a couple of miles from the property. Excellent walks can be accessed throughout the village and can often be found frequented by dog walkers and ramblers. The nearest town is St Ives which offers an array of shops, cafes, leisure centres and still hosts a market twice a week.





## FAQS

Tenure: Freehold

Council Tax Band: D

EPC: D

Vendors Onward Movements: No chain

Age of Property: 1970's

Rear Aspect: South facing

Water Meter: No

Loft: Boarded

What3Words Location: ///tidying.restores.alleyway

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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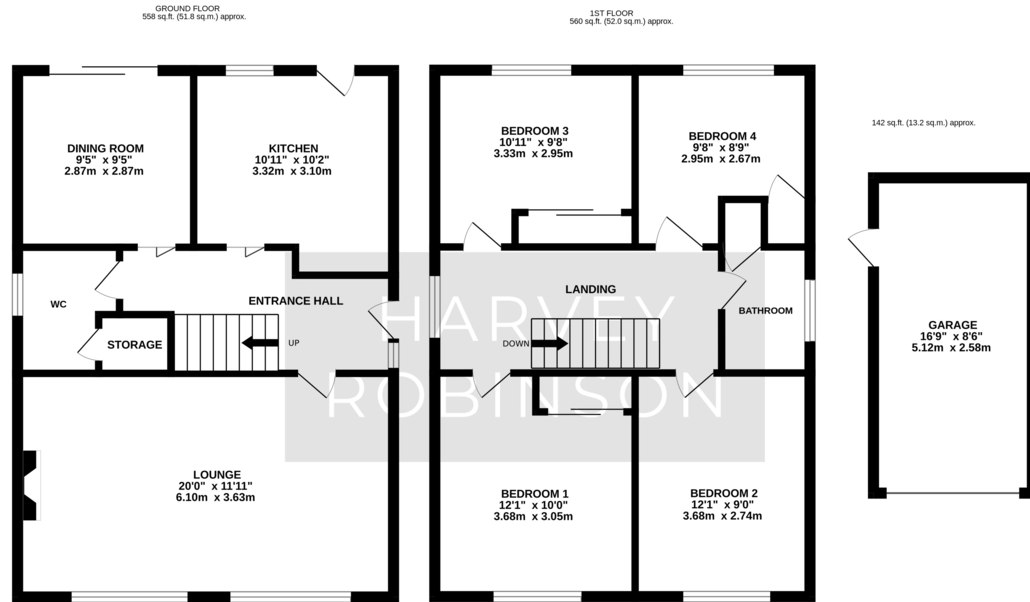
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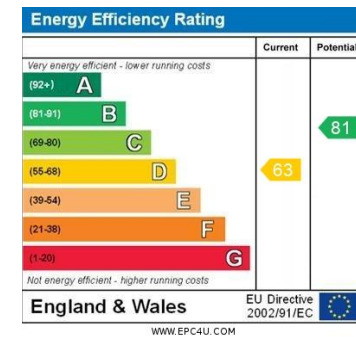
Rated Exceptional in Best Estate Agent Guide 2024  
British Property Awards 2023 & 2024 – Gold Winner  
5.0 Star Google Review Rating







TOTAL FLOOR AREA: 1260 sq.ft. (117.0 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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