



HARVEY ROBINSON

£230,000  
East Street  
Bluntisham, PE28 3LS



- Semi-Detached Cottage
- One Bedroom
- Grade II Listed
- Renovated Three Piece Bathroom Suite

- Inglenook Fireplace
- Character Features
- Off Road Parking
- South Facing Garden



## PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present to the market this one-bedroom, semi-detached thatched cottage in the highly sought after village of Bluntisham. A Grade II listed property filled with character and charm, this rarely available and thoughtfully modernised home offers in brief: a spacious living/dining room with a large open fireplace, a modernised kitchen complete with integrated appliances, a handy rear hallway with access out to the rear garden and a refitted downstairs bathroom. Heading upstairs, you will find a large and bright bedroom complete with a large storage area and an abundance of character throughout the space. Externally, the property offers two parking spaces to the rear, a well-kept two-tiered garden and a sizeable storage shed. Viewing of this property is highly recommended to appreciate and can be arranged by contacting the St Ives office.





## LOCATION AND AMENITIES

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

Post Code for SatNav: PE28 3LS

What3Words Location: ///hubcaps.comedians.families

Owned For: ~ 5 Years

Seller's Onward Movements: Upsizing Locally

Council Tax Band: B

Heating: Gas Central Heating, Underfloor Heating, Solid Fuel Burner

Utilities: Mains Electricity, Mains Water, Mains Sewage

Broadband: Fibre to Premises

Rear Garden Aspect: South

Water Meter: Yes

Boiler Serviced: 2024



## 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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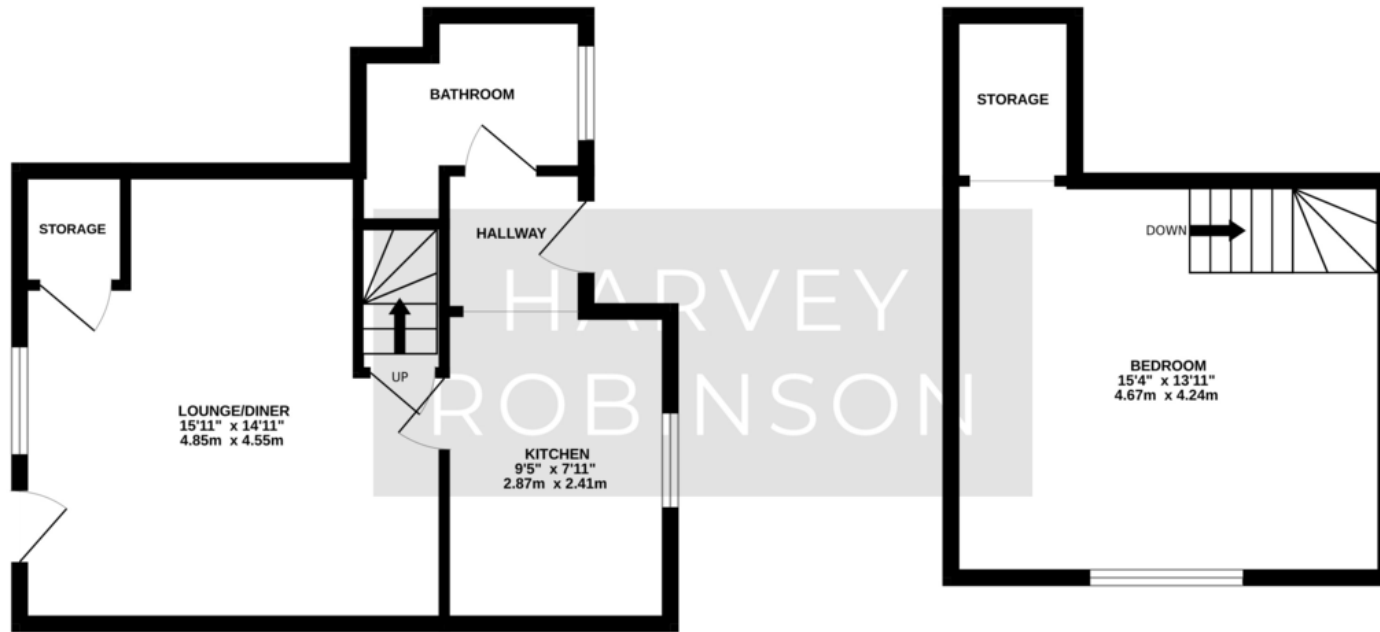






GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR  
237 sq.ft. (22.0 sq.m.) approx.



EPC exempt.

TOTAL FLOOR AREA : 625 sq.ft. (58.1 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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