



HARVEY ROBINSON

£675,000
Station Road
Bluntisham, PE28 3PA

- Detached Family Home
- Five Generous Bedrooms
- En Suite to Principal Bedroom
- 27ft Kitchen Diner with Utility

- Three Further Reception Rooms
- Wrap Around Garden
- Generously Extended Ground Floor Accommodation
- Immaculately Presented Throughout



PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale this stunning detached family home, on the outskirts of the popular village of Bluntisham. Offering generously extended ground floor accommodation downstairs and five bedrooms on the first floor, this property combines modern living with a spacious exterior plot. In brief, the property comprises an entrance hallway, a 27ft kitchen diner extension to the side of the house with adjoining utility room, a downstairs cloakroom, a spacious family lounge, a cosy adjoining garden room with double doors to the patio, a 14ftx12ft family room, and a separate boot room at the back of the house. On the first floor, there are five bedrooms - four doubles and a generous single room - as well as an immaculate four-piece family bathroom. The main bedroom benefits from an en suite shower room, as well as a separate dressing room with integrated wardrobes.

Outside to the front, there is a gravelled drive with ample space for multiple vehicles, as well as a double garage with an electric roller shutter door. To the rear is a wrap-around garden, with patio to the side and lawn to the rear.

Viewings on this family home are essential to truly appreciate the accommodation on offer 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 Abbey College Ramsey. 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.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3PA

What3Words Location: airliners.spooked.remaking

Property Built: c.1900

Owned For: 15 Years

Seller's Onward Movements: Upsizing Locally

EPC Rating: TBC

Council Tax Band: D

Heating Type: Gas Central Heating

Utilities: Mains Electric, Solar Panels with Battery, Mains Water, Mains Sewage

Broadband: Fibre to Premises

Rear Garden Aspect: North

Primary School Catchment: St Helens Primary School

Secondary School Catchment: Abbey College, Ramsey

Conservation Area: No

Water Meter: No

Electric Car Charger: Yes

Rights of Way: Access through adjacent farm yard and 2 Station Road to rear access.

Boiler Installed: 2014

Boiler Service: 2024

UPVC Windows: c. 2012

Loft: Part-boarded.

2-storey extension completed 2018.

1-storey extension completed 2021.

Ohme car charger installed 2025.

Solar panel information: Solar panels and batteries are owned. Battery is 8kw, solar system is 4kw/hr.

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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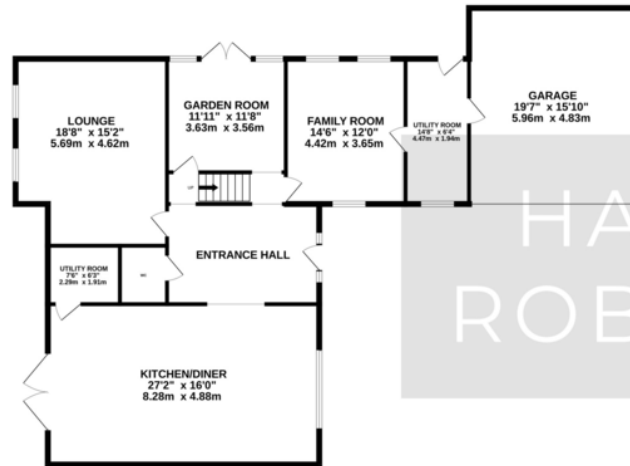
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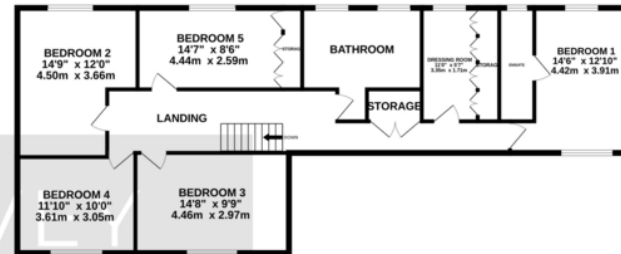




GROUND FLOOR
1692 sq.ft. (157.1 sq.m.) approx.



FIRST FLOOR
1172 sq.ft. (108.9 sq.m.) approx.



TOTAL FLOOR AREA: 2863 sq.ft. (266.0 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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