



HARVEY ROBINSON

£775,000

10 High Street

Fenstanton, PE28 9LQ

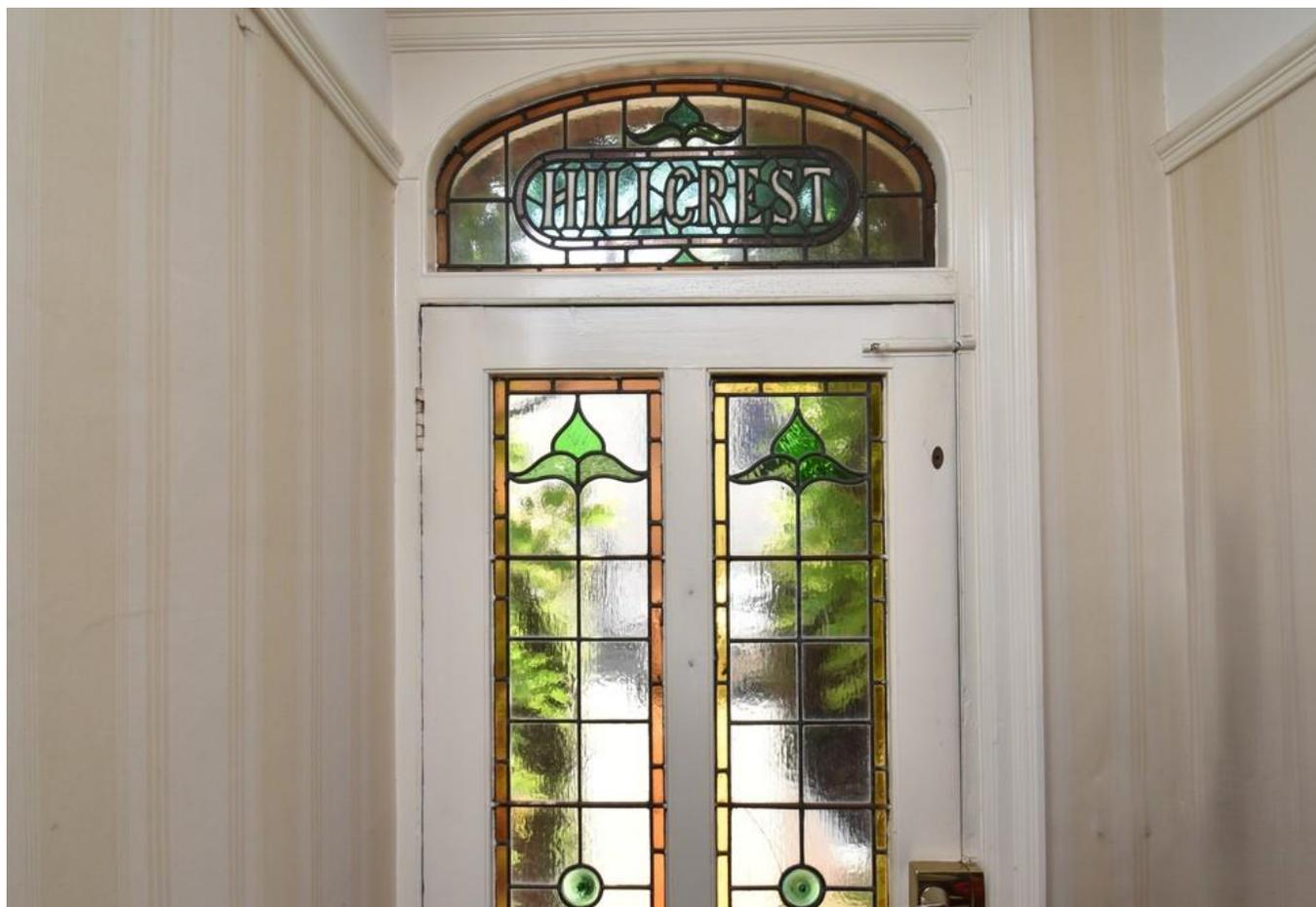
- Stunning Turn of the Century Residence
- Five Bedrooms
- Bursting with Character Charm
- Detached Double Garage

- Additional Room Above Garage
- Four Reception Spaces
- Two Bathrooms
- Private and Mature Rear Garden

5 

2 

4 



PROPERTY SUMMARY

'The Collection' by Harvey Robinson are delighted to offer For Sale with no forward chain, this rarely available turn of the century Victorian residence in the ever-sought after village of Fenstanton. Occupying an exclusive High Street location, this handsome detached property is steeped in character charm starting with the red brick façade which makes this property both prominent and noticeable in its stature. The property is accessed via a central doorway with the Hillcrest name featured in stained glass above - a nod to the properties past as the former bakery of the village. The entrance hall is steeped in grandeur with original cornicing and ceiling roses which continue throughout the home. The property has two distinct wings to the ground floor, the left which was formerly used as a commercial estate agents which is why it has its own entrance to the side, and the right, the former living space. Both have been seamlessly integrated into once fantastic home now, and one which is expected to be popular in the market. The right hand of the ground floor comprises a generous lounge/diner with inset gas fireplace leading to an open-plan conservatory connecting the kitchen to the rest of the house. To the left, there is an additional dual-aspect reception room which would be a wonderful formal dining room or 'snug' lounge, an office to the front with impressive picture windows spanning almost from floor to ceiling and a downstairs shower room as well as two large storage cupboards. Upstairs, the grandeur continues with impressive ceiling heights and a light and airy landing space. This landing provides access to all five bedrooms - four doubles and a single - and accessed via a split level staircase is a four piece family bathroom with in-built airing cupboard storage. Outside, the accommodation continues, as above the detached double garage there is an additional bedroom / reception room accessed via an external spiral staircase. There is also a separate toilet, shower and working sauna to be found in this space. The rear garden is gated and provides an ample driveway for a number of cars leading to the double garage as well as a mature and private garden with a small brick build shed and a large patio perfect for outdoor dining in the summer months.



LOCATION AND AMENITIES

Located only 12 miles away from the city of Cambridge, Fenstanton is a quiet countryside parish in Huntingdonshire with a population of 3,000 to 4,000 people. St Ives sits 10 minutes away to the north, making it easy for local residents to commute to and from work, while providing the perfect escape away from the busier confines of nearby towns and cities.

The relatively small population of Fenstanton are served by a variety of amenities including a convenience store, café, hairdressers, butchers, chemist, post office and primary school, with The Duchess serving as the main pub in the village. The White Swan pub in Connington and The Three Tuns at Fen Drayton are also great alternatives and can be found just outside Fenstanton.

St Ives offers a little more nearby, with good quality Italian, Indian, Mediterranean and Chinese restaurants to choose from. It's also where you'll find the One Leisure Indoor Centre, that offers everything from swimming facilities to numerous keep-fit classes. There's a large Morrisons, Aldi and Waitrose in St Ives where you can do your weekly or monthly shopping and if you want to head into nearby Cambridge, Huntingdon Road/A1307 will take you there in only 25 minutes. There is also access to the guided bus which provides a regular direct service to central Cambridge and the Cambridge Science Park.

The opening of the new A1307 link road means that you can access Huntingdon train station in approximately 10 minutes and trains from Huntingdon arrive into Kings Cross or St Pancras within an hour.

Fen Drayton Lakes Nature Reserve is only a couple of miles away and attracts a delightful variety of wildlife throughout the year, including ducks, geese, otters and swans, and the wetlands run for 25 miles (40km) along the floodplains of the Great Ouse.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 9LQ

What3Words Location: blogging.offerings.schooling

Council Tax Band: E

EPC Rating: E

Property Constructed: Approximately 1901

Property Listed?: No

Conservation Area: No

Utilities: Gas Central Heating, Mains Electricity, Gas, Water and Sewerage

Broadband: Fibre to Cabinet

Current Owners Purchased Property: 1993

Seller's Onward Movements: No Forward Chain

School Catchment Areas: Fenstanton and Hilton Primary and Swavesey Village College

Gas Boiler Replaced: Approximately 2021 and serviced in 2024

Conservatory Added: During the 1980s

Electric Gates to Driveway / Garden



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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Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 – Gold Winner

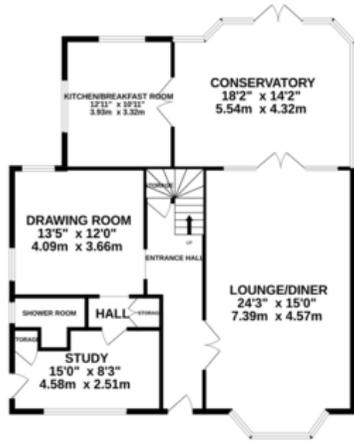
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

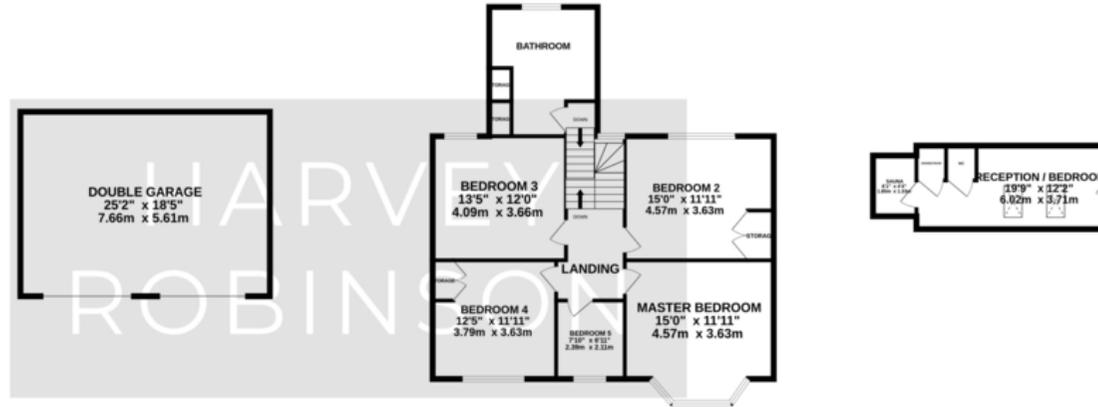




GROUND FLOOR
1712 sq.ft. (159.1 sq.m.) approx.



1ST FLOOR
1184 sq.ft. (110.0 sq.m.) approx.



TOTAL FLOOR AREA : 2896 sq.ft. (269.1 sq.m.) approx.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	41 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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