



HARVEY ROBINSON

Offers In Excess Of  
**£300,000**

Overcote Lane  
Needingworth, PE27 4TU

- Detached Bungalow
- Sought After Village Location
- In Need of Modernisation
- Three Bedrooms

- 23ft Lounge Diner
- Private Off-Road Parking
- Carport to Front
- Private Rear Garden



## PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale with no forward chain this detached bungalow, located in the heart of the desirable village of Needingworth. This three-bedroom detached bungalow presents an exciting opportunity for those looking to modernise and create a home tailored to their own taste. The property is set back from the road, offering both privacy and kerb appeal, along with off-road parking to the front. The accommodation is well laid out and in brief comprises an entrance porch, a spacious lounge diner with views to the rear, and a kitchen with access to the rear garden. There are three well-proportioned bedrooms and a family bathroom, providing comfortable living space all on one level. Outside, the property features a private rear garden-a blank canvas for landscaping or outdoor entertaining. The front garden adds further greenery and separation from the road, while the driveway offers practical parking as well as a carport. Although the property requires modernisation throughout, it offers fantastic potential to update, extend (STPP), or reconfigure the space to suit a variety of needs-downsizing, investing, or searching for a project in a sought-after village location. Viewings of this rarely available property are essential to truly appreciate the accommodation on offer and can be arranged via the St Ives office.



## LOCATION AND AMENITIES

Needingworth - which is twinned with nearby Holywell - can be found just two miles east of the popular market town of St Ives. The village itself is a quiet, well-established community that is served by a village shop, a village hall with many activity groups, and a post office, as well as three local pubs: The Pike and Eel, the Queen's Head and The Old Ferry Boat Inn. There is a Church of England primary school within Needingworth, whilst the village falls within the catchment area for St Ivo secondary school. There is also an active bowls club and tennis club within the village as well as rural countryside walks perfect for dog walking. Just a short car journey away is St Ives which offers immediate access to the guided bus, which will take you to Cambridge in just over 30 minutes. St Ives offers a wealth of shops, restaurants, and leisure centres as well as a twice weekly market. The nearest station is Huntingdon which offers a mainline direct route to central London in approximately an hour and can be found just 20 minutes from the property.





## FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 4TU

What3Words Location:

Council Tax Band: B

EPC Rating: D

Conservation Area: No

Heating Type: Gas Central Heating

Utilities: Mains Water, Mains Electricity, Mains Sewage, Fibre to Premises

Seller's Onward Movements: No Forward Chain

Rear Garden Aspect: North

Primary School Catchment: Holywell C of E Primary School

Secondary School Catchment: St Ivo Secondary School

Water Meter: Yes, on front garden

Boiler Installed: Unknown



## 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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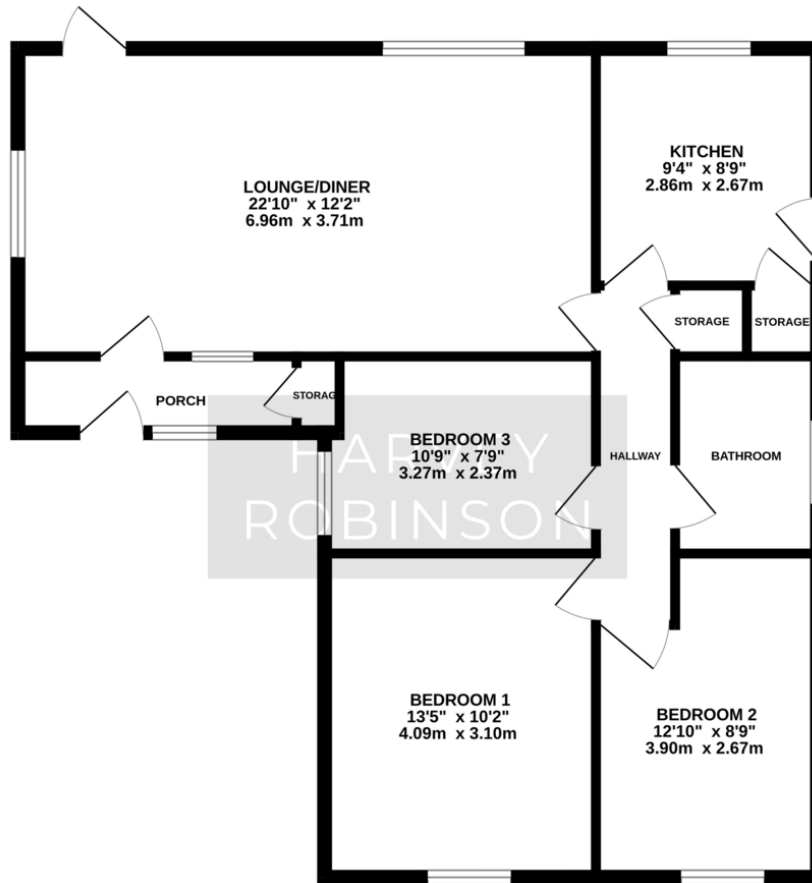
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating





GROUND FLOOR  
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 sq.m.) approx.  
Made with Metropix ©2025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 63 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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