

35a THE BANK Somersham, Huntingdon, Cambridgeshire PE28 3DJ

OIRO £795,000



- A Modern, Detached Four Bedroom Home with a Range of Equestrian Facilities
 - Set In Just Over 4.5 Acres
 - Stable Block with Five Stables & Tack Room,
 - Hay/Tractor Barn, Mobile Field Shelter, Paddock Grazing and Manège
- Double Garage
- Attractive Formal Rear Gardens Overlooking the Equestrian Facilities
- Sought After Village Location, Ideally Placed for Commuters

REF AR8584

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

St Ives 5 miles • Huntingdon 10 miles • Ely 14 miles • Cambridge 18 miles

Easy access to the A14, A1, A11 and M11

A modern detached four bedroom family home, set in just over 4.5 acres, with a good range of equestrian facilities and paddock grazing, as well as formal gardens, driveway and double garage, in a popular and accessible village location.

Ideal for the equestrian enthusiast the facilities comprise a stable block with five stables and a tack room, a hay/tractor barn, manège and paddock grazing divided into five manageable paddocks, one with a mobile field shelter, as well as one fixed shelter and a machinery store. There is ample space for horse box or trailer parking to the rear.

The property has been utilised as a family home for the past twelve years and is now offered for sale due to a downsize.

The property is situated within walking distance of the village of Somersham, which offers a range of shops and local amenities, including post office, filling station, doctors' surgery, dental practice, primary school, church and pubs. The centres of St Ives and Huntingdon are close by, with Cambridge and Ely also within easy reach. The property's central location makes it ideal for those wishing to commute, either by train from Huntingdon, or by car, having easy access to the A14, A1, A11 and M11.

THE RESIDENCE

A modern, detached four bedroom house which benefits from uPVC double glazing and mains gas central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Front Door** leads into a large **Entrance Hall** which has laminate flooring, stairs rising to the first floor and an understairs storage cupboard. A **Guest Cloakroom** has a wash hand basin and WC with tiled flooring.

A spacious **Lounge/Dining Room** has a window to the front elevation and a focal fireplace with a logburner set on a tiled hearth, with wooden mantle and decorative surround. The laminate flooring from the hall is continued through this room. Double doors lead to a **Conservatory** which has windows to three sides, tiled flooring and double doors out to the rear garden.

There is a useful **Study** with wood-effect flooring and a window to the front elevation.

The real hub of this home is the **Kitchen/Breakfast Room** which has a range of modern wall and base units with rolled edge work surfaces including a central island with storage below. There is a Belfast sink with mixer tap and tiled splash back, space for freestanding fridge freezer and a freestanding range-style dual-fuel cooker and an extractor, and tiled flooring. An archway leads through to the **Conservatory**, and a door leads to a **Utility Room** with plumbing for washing machine, single drainer stainless steel sink unit with mixer tap, tiled splash backs and tiled flooring, and a wall mounted gas boiler. There is a window to the side elevation and a door to outside.





On the **First Floor** the **Landing** has an airing cupboard and access to the loft space. Doors lead off to the **Four Bedrooms** and **Family Bathroom**

Bedroom One has a window to front elevation and an **Ensuite** with a wash hand basin, WC, shower cubicle, shaver point, tile effect flooring and part tiled walls, and side window.

Bedroom Two is a double room, with rear aspect window overlooking the garden and equestrian facilities beyond.

Bedroom Three is another double room, with front facing window, whilst **Bedroom Four** is a generously sized, rear facing single bedroom.

The **Family Bathroom** has a bath, shower cubicle, wash hand basin, WC, heated towel rail, shaver point and part tiling to the walls.



OUTSIDE, EQUESTRIAN FACILITIES, OUTBUILDINGS & LAND

To the front of the property there is a driveway with space for several vehicles which gives access to a **Double Garage**, with up and over door, personal door to rear and rear window, which benefits from power and lighting.

There are formal gardens to the front and rear of the property. The front garden is mainly laid to lawn, whilst to the rear there is a delightful garden space with a beautiful **Patio** and **Decked Entertaining Area** that overlooks the grazing land to the rear. There is a **Hot Tub** (available by separate negotiation) and a **Lawned Garden/Child's Play Area** adjacent to the grazing land.

Accessed via a bridge from the rear garden, a five-bar gate leads into the grazing land and equestrian facilities. A secondary gated access from a side track gives horse box access to the rear facilities.

The **Stableyard** has an **L-Shaped Stable Block** comprising **Five Stables** and a **Tack Room** with post and rail enclosed concrete yard to the front, and an adjoining **Hay Barn/Tractor Store** with double doors and lighting. There is a mains water and electricity supply.

A further **Hard-standing/Parking Area** also has a **Muck Heap Recess**.

Manège c. 40m x 20m with a sand surface and post and rail surround which can also be used for winter turnout.

The **Grazing Land** is predominantly level pasture currently subdivided into **Five Paddocks** each with water troughs. A **Mobile Field Shelter** is located in one of the paddocks.

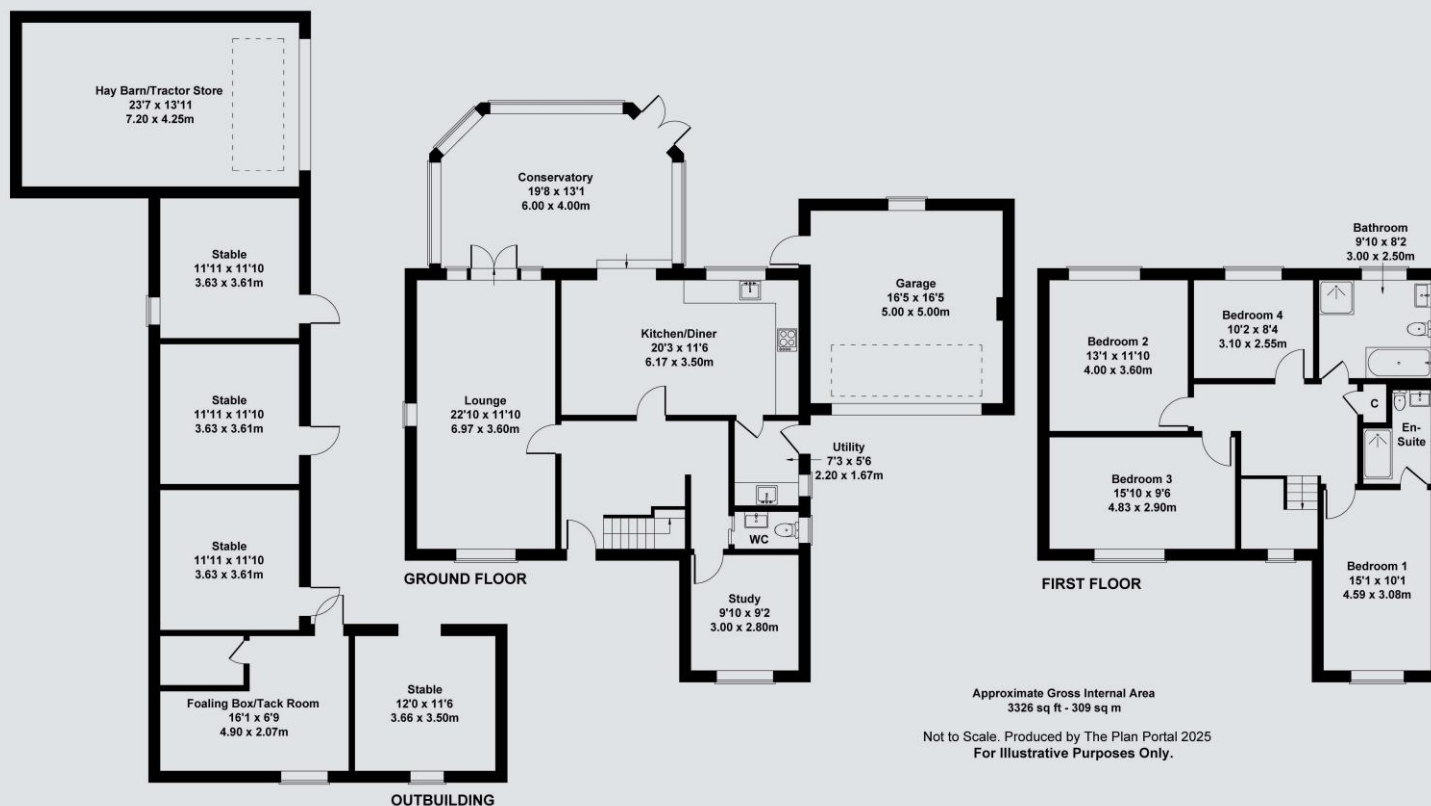
There is also a **Small Orchard**, a **Chicken Enclosure**, a **Log Store** and a **Machinery Store** for tractor implements and other equipment for paddock and yard management.



IN ALL APPROX. 4.6 ACRES
(About 1.8 Hectares)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

HUNTINGDONSHIRE DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, MAINS GAS, GAS FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** C **COUNCIL TAX** E

DIRECTIONS

From the centre of Somersham High Street head east on the B1086 towards The Cross, continue to follow the High Street and then take a slight left onto Chatteris Road. Continue onto The Bank (Chatteris Road) and the property will be found on the right-hand side. There is no For Sale board.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited 35A THE BANK but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



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