

Ellis Winters Exclusive are delighted to offer a fantastic opportunity to acquire this substantial former farmhouse situated on a plot measuring in excess of half an acre in the picturesque hamlet of Wennington. With views over open fields to both front and rear the property offers spacious and versatile accommodation which measures in excess of 2850 sq-ft.

2.25m (7'5") x 1.80m (5'11")

Family Room
6.76m (22'2") x 4.45m (14'7") max

Lobby

Boiler Room
1.76m (5'9") x 1.30m (4'3")

Shower Room

First Floor

Landing

Bedroom 1
4.68m (15'4") x 4.17m (13'8") max

Bedroom 2
4.90m (16'1") x 3.72m (12'2") max

Jack and Jill En-suite

Bedroom 3
4.55m (14'11") x 3.80m (12'6")

Bedroom 4
4.30m (14'1") x 3.80m (12'6")

Bedroom 5
4.15m (13'7") x 2.35m (7'8")

Store
3.15m (10'4") x 1.08m (3'7")

Bathroom

WC

Outside

Outside Store
3.70m (12'2") x 2.35m (7'9")

Agents Note

The current owner has had a brand new and more energy efficient boiler installed at the property in November 2023.

Location
what3words

The ground floor comprises, three reception rooms that include a large family room with log burning stove set within a brick built fireplace. The two further reception rooms boast feature fireplaces and bay windows. The remainder of the ground floor includes a kitchen, matching utility room, cloakroom and shower room.

The first floor comprises, a large landing area with lots of built in storage, five double bedrooms, a Jack and Jill en suite bathroom serving both bedrooms one and two, and a family bathroom with separate WC.

Outside the property provides extensive off road parking and a wraparound mature garden with pond. The market town of Huntingdon is only a short drive away which provides numerous amenities including a train station with frequent trains to London St Pancras in under an hour. The historic city of Cambridge is also only a 35 minute drive away.

An internal viewing of this individual home is highly recommended to fully appreciate the space and potential offered to make this your forever dream home.

Ground Floor

Entrance Hall

Cloakroom

Sitting Room
4.66m (15'3") max x 4.30m (14'1")

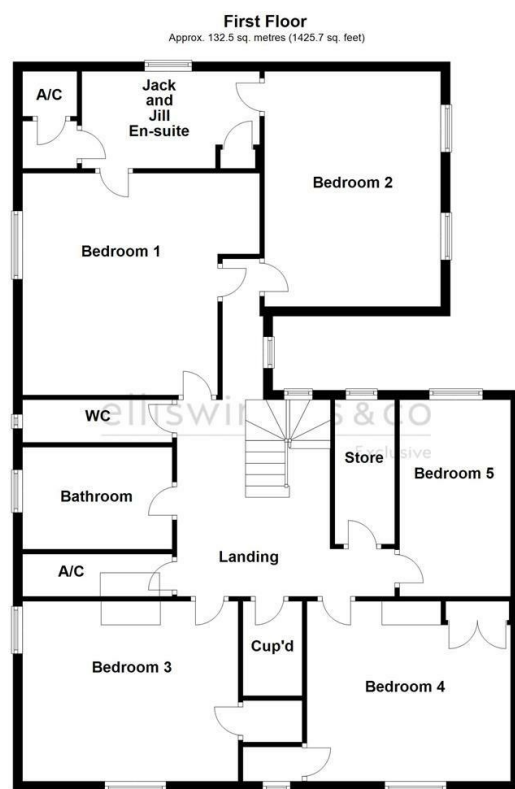
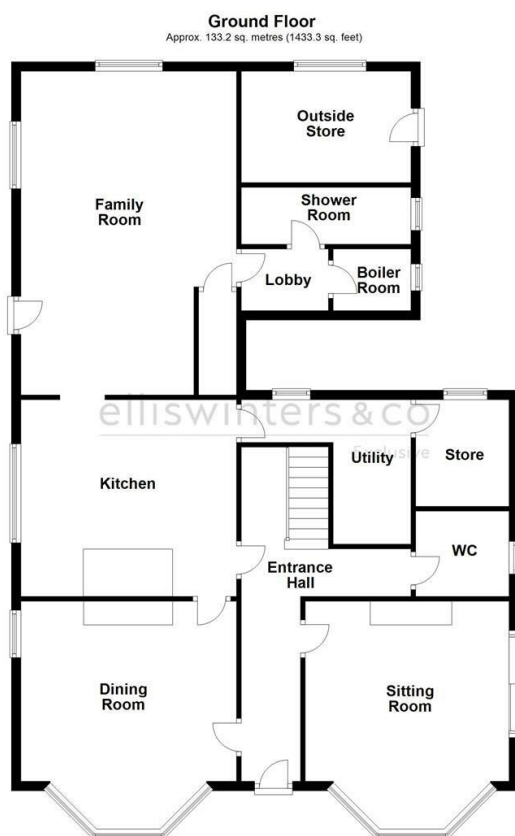
Dining Room
5.08m (16'8") max x 4.55m (14'11")

Kitchen
4.65m (15'3") x 4.15m (13'7")

Utility
3.05m (10') x 1.57m (5'2")

Store

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



Total area: approx. 265.6 sq. metres (2859.0 sq. feet)

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OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk
www.elliswinters.co.uk



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OFFERS OVER

£700,000

WENNINGTON ROAD

WENNINGTON, PE28 2LX

PROPERTY SUMMARY

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