



Eaton Farm

40 Sapley Road, Hartford, Huntingdon, Cambs, PE29 1YQ

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Exclusive & New Homes

Welcome to

40 Sapley Road

Accommodation Summary

A former Edwardian farm house which has been extended and much improved to now measure in excess of 2000 sq-ft. The property, which has been fitted with some fantastic energy efficient features, briefly comprises four/five bedrooms, three bathrooms, two/three reception rooms, a refitted kitchen/breakfast room and a modern utility room. The property is positioned on a plot measuring 0.2 acre (sts) and benefits from beautifully maintained front and rear gardens, generous off road parking, garage and a fully insulated home office/studio.

The property is entered via a front door centred by two traditional bay windows. The versatile ground floor accommodation includes three reception rooms, one of which could be easily used as a ground floor bedroom if required. The close proximity of the refitted wet room and modern utility room could also provide fantastic annex potential. Additional standout features of the ground floor accommodation include the recently refitted kitchen/breakfast room and the extended sitting room with vaulted ceiling, wood burning stove and patio doors opening to the south-westerly facing rear garden.

You are greeted on the first floor by a landing providing access to all four bedrooms and the family bathroom. The principal bedroom is a good sized double bedroom which now benefits from a modern en suite shower room which has been fitted within the former fifth bedroom and also benefits from a range of fitted wardrobes. The family bathroom is a good size and benefits from a four piece suite which includes a shower enclosure and roll top bath.

The property is positioned on a plot measuring 0.2 acre (sts) and has been well maintained by the current owners. A driveway provides generous off road parking for several vehicles and leads to a garage measuring 4.62m (15'2") x 2.74m (9') with an up and over door, power and lighting. To the rear of the garage is a fully insulated home office which is currently being used as a studio. This room measures 5.50m (18') x 2.36m (7'9") and has power, lighting and double doors opening to the garden. The good sized and south-westerly facing rear garden is a beautiful feature of this unique home and includes a patio seating area,

a pumped irrigation system, and a 20' x 12' Hartley Botanic greenhouse with power and internal vine.

Some stand out energy efficient features of the property include fitted solar panels with a fantastic feed-in tariff of 56p, a fitted water cylinder which can be heated separately by the boiler, solar panels or the log burner. The log burner can also heat six of the property's radiators.

An internal viewing is essential to fully appreciate this individual detached home which blends period charm with modern living.

Ground Floor

Entrance Hall

Family Room

3.96m (13') x 3.95m (13')

Bedroom 5/Reception Room

4.67m (15'4") max x 2.86m (9'5")

Wet Room

Utility Room

3.46m (11'4") x 2.17m (7'2")

Kitchen/Breakfast Room

4.89m (16') x 2.99m (9'10")

Dining Area

3.80m (12'6") x 3.30m (10'10")

Sitting Room

6.18m (20'3") x 4.09m (13'5")

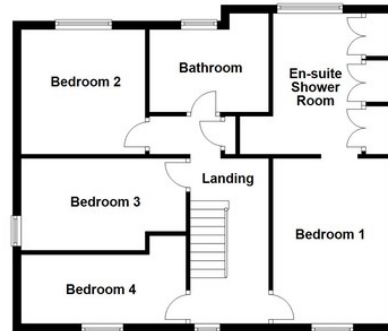
First Floor



Ground Floor
Approx. 133.9 sq. metres (1441.4 sq. feet)



First Floor
Approx. 65.0 sq. metres (699.7 sq. feet)



Total area: approx. 198.9 sq. metres (2141.1 sq. feet)



Landing

Bedroom 1

3.92m (12'10") x 2.96m (9'9")

En-suite Shower Room

Bedroom 2

3.05m (10') x 3.03m (9'11")

Bedroom 3

3.97m (13') x 2.25m (7'5") max

Bedroom 4

3.95m (13') x 1.62m (5'4")

Bathroom

Window to rear, door to:

Agent Notes

The owner informs us of the following:

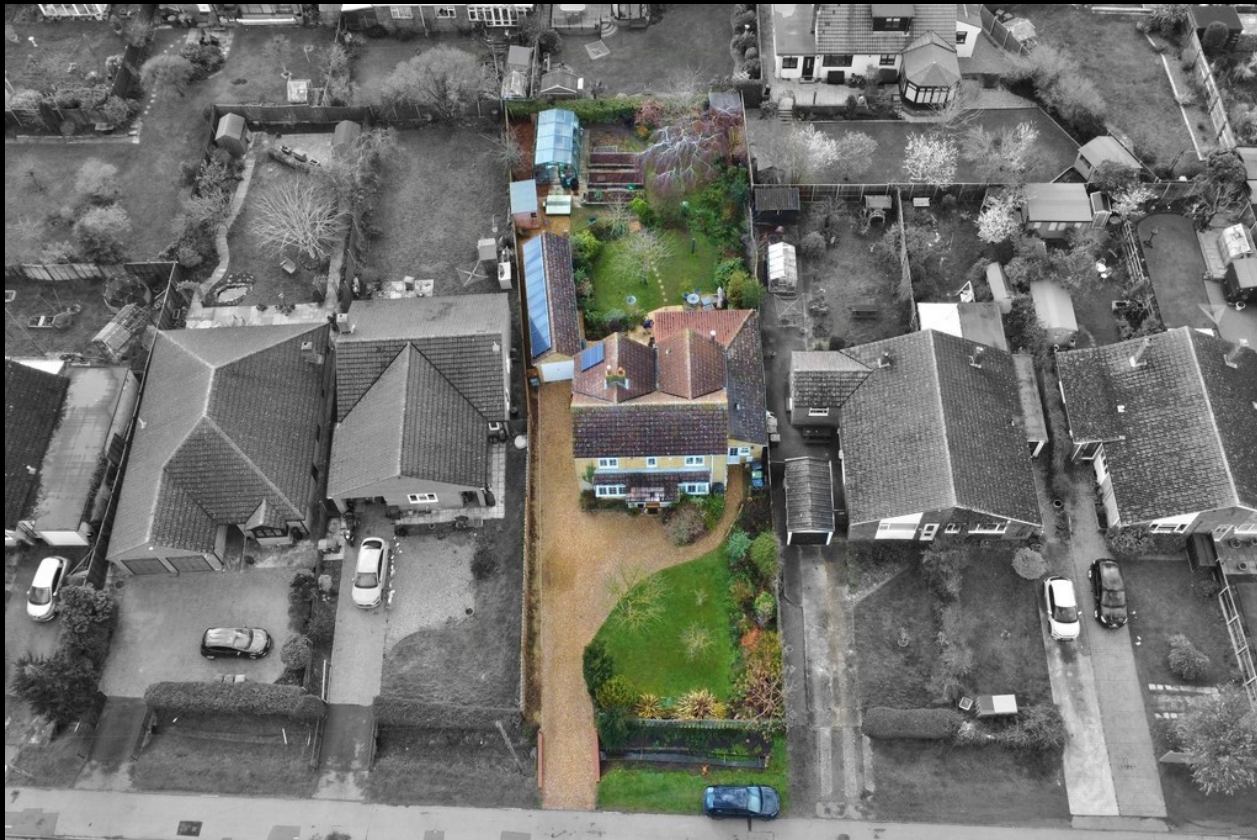
1. Extended in 2008.
2. Soffits were refitted in 2006.
3. Shutters installed on some of the windows in 2020.
4. Extra 480mm insulation added to the property in 2008.
5. 2700 litre rain water tank sunken in garden with pump for garden irrigation system.
6. Home Office conversion carried out in 2011.
7. New consumer unit installed and full electric check and certificate 2021.
8. Clearview 650 log burner installed with back burner able to provide heat to six radiators and hot water cylinder if required.
9. Inch thick solid oak flooring fitted on ground floor installed in 2008 and retreated in 2021.
10. Fitted solar panels with a feed-in tariff of 56p returning up to £1000 per year.

Further Information

Tenure: Freehold
Property Age: Approx. 1910
Council Tax Band: F
EPC Rating: TBC

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Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

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