



# Pothecary Cottage

High Street, Pidley, Cambs. PE28 3BX

elliswinters & co

Exclusive & New Homes

# Welcome to

## Pothecary Cottage

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### Accommodation Summary

Ellis Winters are delighted to offer Pothecary Cottage a picture postcard Farmhouse set on an impressive plot of just under 3 acres (STS)

This Grade II listed property has been thoughtfully extended and improved by the current owners, now offering over 2000 sq ft of living space. Outside is where all the potential lies, as the property features a detached barn-style double garage, two adjoining paddocks, and a stable block that still retains one stable but has been recently converted to include a home office, gym, and kitchenette. It could easily be reverted to additional stabling if required.

This well cared for home is full of character and charm and briefly comprises five bedrooms, two bathrooms, three reception rooms, and a spacious kitchen/diner that serves as the heart of the home, with views over the fantastic garden.

Additional features include an EV charging point, working fireplaces, and significant equestrian potential.

A viewing of this individual character home is essential to fully appreciate its charm, its beautifully landscaped gardens, and the vast potential offered by its land and outbuildings.

Pothecary Cottage is ideally located in the village of Pidley, just 8 miles from Huntingdon train station, offering convenient access to London St. Pancras in under an hour. The A14 and A1 are only a 15-20 minute drive away, providing easy access to both Cambridge and Peterborough. For leisure, the Lakeside Lodge Golf Resort is also just a short drive away.

### Ground Floor

#### Entrance Hall

#### Sitting Room

4.56m (15') x 3.68m (12'1")

#### Reception Room

4.52m (14'10") x 3.83m (12'7")

#### Shower Room

#### Kitchen/Dining Room

8.18m (26'10") max x 5.90m (19'4") max

#### Snug

4.50m (14'9") x 3.62m (11'11")

#### Hall

#### Cloakroom

#### Bedroom 5

3.27m (10'9") x 2.55m (8'4")

#### Rear Lobby

#### First Floor

#### Landing

#### Bedroom 1

4.53m (14'10") x 4.05m (13'4")

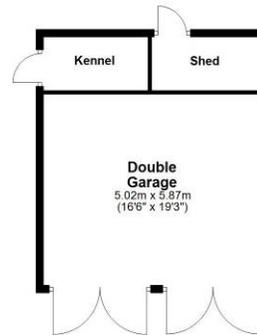
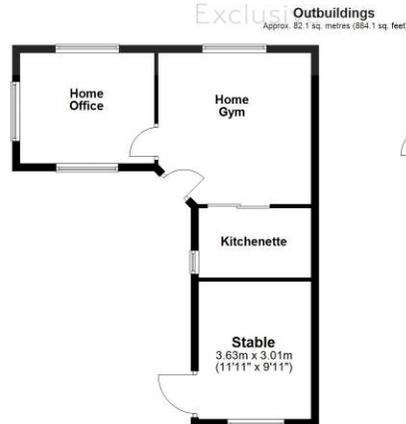
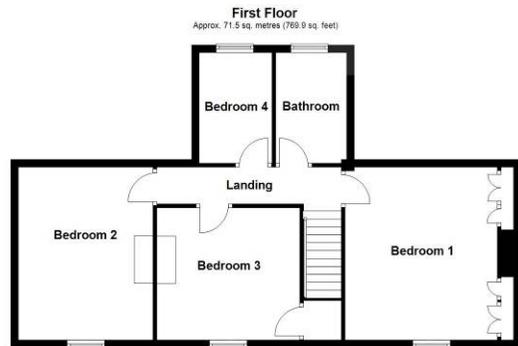
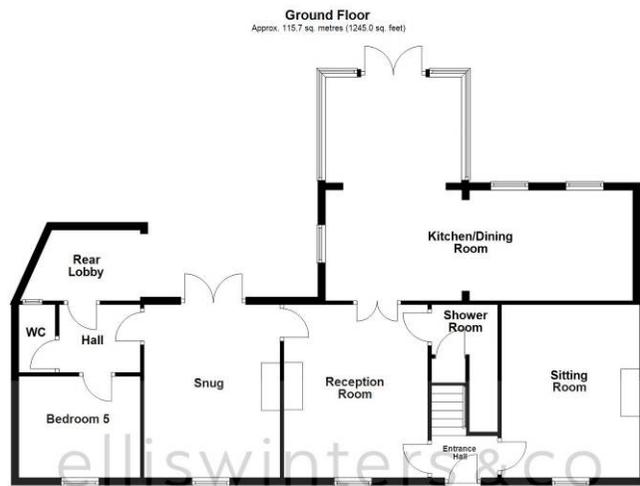
#### Bedroom 2

4.48m (14'8") x 3.59m (11'9")

#### Bedroom 3

3.81m (12'6") x 3.49m (11'5")





Total area: approx. 269.3 sq. metres (2898.9 sq. feet)

**Bedroom 4**

2.91m (9'7") x 1.94m (6'4")

**Bathroom**

**Outbuildings**

**Home Office**

3.58m (11'9") x 3.01m (9'11")

**Home Gym**

4.07m (13'4") x 3.99m (13'1")

**Kitchenette**

3.00m (9'10") x 1.84m (6')

**Stable**

3.63m (11'11") x 3.01m (9'11")

**Double Garage**

5.87m (19'3") x 5.02m (16'6")

**Shed**

2.99m (9'10") x 1.41m (4'8")

**Kennel**

2.78m (9'1") x 1.41m (4'8")

**Further Information**

Tenure: Freehold

Listing: Grade II

EPC Rating: N/A

Council Tax Band: G

**Agents Note**

The property is owned by an employee of Ellis Winters. The vendor informs us that there is an uplift clause on the paddock land. Speak to a member of the team for further information.



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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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