



## Seven Spires

The Heath, Bluntisham, Cambs. PE29 2PE

elliswinters & co

Exclusive & New Homes



# Welcome to

## Seven Spires

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### Accommodation Summary

Ellis Winters are delighted to offer for sale *Seven Spires*, a substantial home nestled within the stunning open countryside of Cambridgeshire.

This well-maintained property is set in a semi-rural location on the outskirts of Bluntisham, just a short 3-mile drive from the historic market town of St Ives. Positioned on a plot of approximately a quarter of an acre (STS), *Seven Spires* offers over 2,500 sq ft of spacious and versatile living accommodation. The property briefly comprises four double bedrooms, three modern bathrooms, four reception rooms, a kitchen/diner, and a utility room.

Externally, the property boasts ample off-road parking for several vehicles, as well as a generous and private rear garden with a large patio seating area—ideal for outdoor entertaining. Accessible from the main bedroom is a sizeable balcony, providing unrivalled views over the open countryside.

The current owner has made significant investments in improving the property's energy efficiency. These include brand-new double glazing throughout, the installation of 12 solar panels which feed any unused energy into a storage battery for future use, and efficient air source heat pumps located in the garden, all of which contribute to reduced energy consumption.

A viewing of this truly unique home is essential to fully appreciate the expansive space on offer, as well as the lovely countryside views *Seven Spires* provides.

### Ground Floor

#### Entrance Hall

#### Downstairs Shower Room

#### Office

3.62m (11'11") x 3.61m (11'10")

#### Kitchen/Diner

6.29m (20'8") x 3.73m (12'3") max

#### Utility Room

2.94m (9'8") x 2.33m (7'8")

#### Dining Room

3.95m (12'11") x 3.65m (12')

#### Family Room

5.28m (17'4") x 4.65m (15'3")

#### Sitting Room

6.40m (21') x 5.28m (17'4")

### First Floor

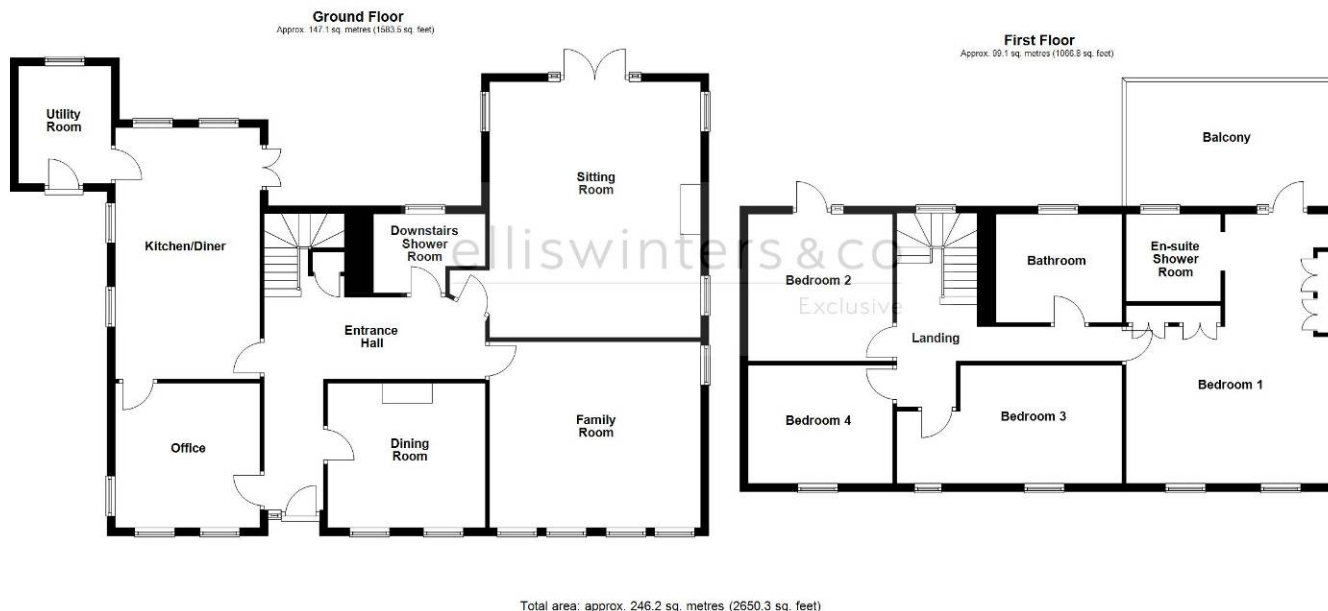
#### Landing

#### Bedroom 1

6.79m (22'3") max x 5.32m (17'5")

#### En-suite Shower Room





**Bedroom 2**  
3.79m (12'5") max x 3.68m (12'1")

**Bedroom 3**  
5.63m (18'6") max x 2.83m (9'3")

**Bedroom 4**  
3.67m (12') x 2.96m (9'9")

**Bathroom**

#### Further Information

Tenure: Freehold  
Council Tax Band: F  
EPC Rating: D

#### Agents Note

Please speak to a member of the Ellis Winters team with regards to a nearby planning application and permission that has been granted.



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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