



Fishermans Barn

Honey Hill, Fen Drayton, Cambs. CB24 4SF

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Exclusive & New Homes

Welcome to

Fishermans Barn

Accommodation Summary

Nestled in the village of Fen Drayton, Fisherman's Barn is a truly distinctive home that has been thoughtfully transformed by the current owner to offer stylish, light-filled accommodation with views of the surrounding countryside.

The main house provides versatile living and boasts three/four bedrooms, including a principal suite with en-suite shower room and a beautifully appointed four-piece family bathroom on the first floor. A series of open plan reception rooms ensure excellent space for both everyday living and entertaining, with the showpiece being the bespoke Tom Howley kitchen and dining area - complete with striking picture window framing open rural views. From here, a Hall with a feature oak and glass staircase leads through to a comfortable sitting room, while the garden room makes a spectacular addition with its full-height bi-folding doors, roof lantern and wood-burning stove, seamlessly blending indoor and outdoor living. A welcoming entrance hall, cloakroom, and matching Tom Howley-fitted utility room complete the ground floor.

Beyond the main house, a recently constructed self-contained annexe sits alongside the double garage. This superbly designed addition offers a wealth of possibilities - whether as independent living space for family, guest accommodation, or even as a base for running a business from home. The accommodation includes a vaulted living room with exposed brick feature wall and bi-folding doors, a stylish shower room, kitchen/laundry facilities, and a double bedroom with a Velux Cabrio Balcony window capturing far-reaching countryside views.

Set within a plot of approximately one third of an acre (sts), the gardens have been beautifully landscaped to create a true outdoor

sanctuary. Sweeping lawns are framed by vibrant flower and shrub borders that bring colour through the seasons, while a spacious paved terrace extends from the garden room, providing the perfect spot for dining, entertaining or simply unwinding. An impressive outdoor kitchen and barbecue area enhance the social appeal, with gravel pathways leading to ornamental ponds and a large raised deck offering further space for relaxation or al fresco gatherings, all with open countryside as the backdrop.

To the rear, the garden also plays host to a purpose-built garden office, an ideal retreat for working from home, creative hobbies, or a peaceful summer house.

Approached via a gated driveway with electric gates, this property offers an exceptional sense of arrival. Fisherman's Barn is a rare find, equally suited as a forever home or a countryside escape away from the pace of everyday life.

Location

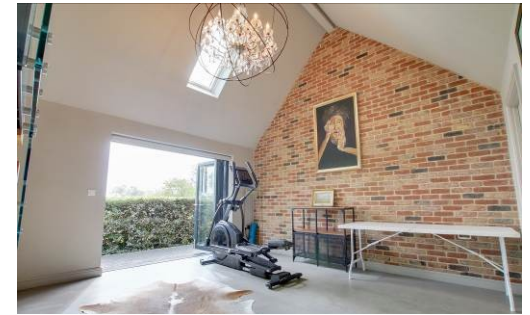
Fen Drayton lies just 12 miles west of Cambridge, with excellent commuter links via the A14/M11. Mainline rail services from Huntingdon reach London St Pancras in under an hour, making the village perfectly placed for both convenience and tranquillity.

Ground Floor

Entrance Hall

Cloakroom

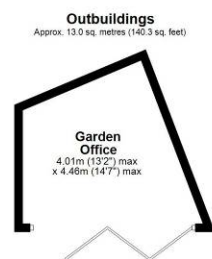
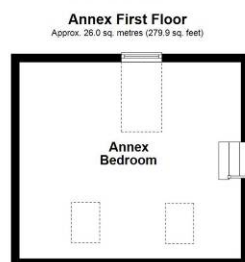
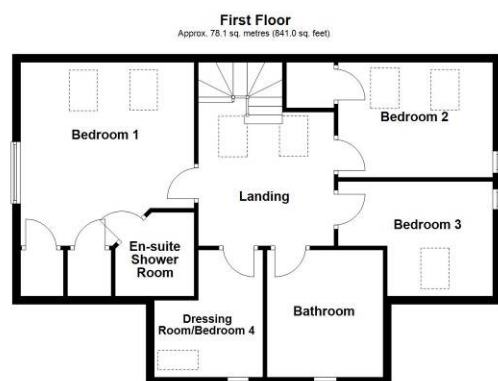
Hall 4.53m (14'10") x 3.20m (10'6")





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Total area: approx. 286.9 sq. metres (3088.0 sq. feet)

Kitchen/Dining Room 5.77m (18'11") x 3.81m (12'6")

Utility Room 2.89m (9'6") x 1.90m (6'3")

Sitting Room 5.78m (19') x 4.42m (14'6")

Garden Room 4.90m (16'1") x 4.82m (15'10")

First Floor

Landing

Bedroom 1 4.54m (14'11") max x 4.42m (14'6")

En-suite Shower Room

Bedroom 2 3.85m (12'8") x 2.84m (9'4")

Bedroom 3 3.85m (12'8") max x 2.82m (9'3") max

Dressing Room/Bedroom 4 3.12m (10'3") max x 2.82m (9'3")

Bathroom

Annex Ground Floor

Laundry Room/Kitchen 2.90m (9'6") x 2.04m (6'8")

Annex Reception Room 4.60m (15'1") x 4.32m (14'2")

Shower Room

Annex First Floor

Annex Bedroom 5.36m (17'7") x 4.85m (15'11")

Outbuildings

Double Garage 5.46m (17'11") x 5.46m (15'11")

Garden Office 4.46m (14'7") max x 4.01m (13'2") max

Further Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: E





Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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