



- Ground Floor
- Entrance Hall
- Lounge
4.39m (14'5") x 4.05m (13'4")
- Dining Room
4.23m (13'10") x 4.05m (13'4")
- Kitchen
3.72m (12'2") x 3.31m (10'10")
- Study
2.55m (8'4") x 2.40m (7'10")
- Shower Room
2.55m (8'4") x 1.26m (4'2")
- Porch
- First Floor
- Landing
4.05m (13'4") x 2.77m (9'1")
- Bedroom 1
4.05m (13'4") x 3.97m (13')
- Dressing Room
4.05m (13'4") x 1.56m (5'2")
- Bedroom 2
4.05m (13'4") x 3.40m (11'2")
- Shower Room
3.31m (10'10") x 1.77m (5'10")
- Bathroom
3.31m (10'10") x 1.81m (5'11")
- Outside

and access via large timber gates.

Further Information
Tenure: Freehold
Council Tax Band: D
EPC Rating: N/A - the property is Grade II Listed
Agents Note: The neighbouring property has shared access through the timber gates to their rear garden

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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OFFERS OVER
£290,000
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PROPERTY SUMMARY

A rarely available period cottage, in a sought-after location, within a popular village. This superb property features accommodation measuring approx. 1400 SQFT, was a former three-bedroom property, and is within walking distance to the village amenities, public transport links, and schools. This home has been owned for over 30 years and has been well-loved over this time. There is some modernisation required throughout, however, the charm from original period features and the cast iron AGA are not to be missed out on. The property boasts three reception rooms, a kitchen, a ground floor shower room, two generous double bedrooms, a large landing which formerly housed bedroom three, a shower room and a bathroom. Outside, there is a generous westerly-facing rear garden that offers a great degree of privacy. Offered with no onward chain.

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