



60 HIGH STREET

Hemingford Grey, Cambridgeshire. PE28 9BN

[elliswinters & co](#)

Exclusive & New Homes

60 HIGH STREET

Hemingford Grey, Cambridgeshire. PE28 9BN

elliswinters & co

Exclusive & New Homes

An individual Grade II listed home situated in one of Cambridgeshire's most sought after riverside village locations.

Ellis Winters Exclusive are delighted to offer this extensively and beautifully renovated Grade Two Listed period residence situated within one of Cambridgeshire's most sought after villages.

In brief the accommodation is arranged over two floors and comprises reception hall, dining room, sitting room, kitchen, conservatory, utility area, studio and family room to the ground floor. To the first floor are three bedrooms (one currently utilized as a fitted dressing room), a three piece family bathroom and large en suite to Bedroom 1. Additionally the property benefits from an Annexe which offers a large bedroom with vaulted ceiling and bathroom.

The retention of the original exposed features is evident throughout and complimented by the modern attributes the owner has placed within. The Kitchen/Breakfast room has been designed and supplied by Tom Howley of Cambridge and offers high-end integrated Miele appliances, a "statement" fridge/freezer, and a wine cooler combi, the sink features an integral macerator and hot tap, the island features an induction hob, a pop-up extractor and breakfast bar with feature lighting. The superb sized family bathroom and en suite shower room are both recently refitted.

The property is located in the sought after village of Hemingford Grey within a very short walk of the river Great Ouse and multi-award winning pub 'The Cock'. The village is situated along the southern bank of the River Great Ouse in Cambridgeshire and boasts the oldest village rowing regatta, a multi-award winning pub, primary school and excellent sports and social facilities. It also benefits from a very well stocked local shop/post office.

The town of Huntingdon is 4 miles to the west and the popular market town of St Ives is even closer to the east. The nationally important A14 provides links with Cambridge, Huntingdon, the M11, M1, A1 and the east coast ports. London is an easy commute from Huntingdon station with frequent and modern trains to Kings Cross and St Pancras in under an hour.





Ground Floor

Porch

Reception Hall

5.05m (16'7") max x 4.26m (14')

Feature brick inglenook beam above and inset bench seating with storage under. Leaded light window to front. Built in cloaks cupboard. Under floor heating. Karndean flooring. Spot lights to ceiling. Stairs to first floor. Stairs to lounge.

Lounge

7.83m (25'8") x 3.68m (12'1")

Leaded light bay window to front with radiator under. Leaded light window to rear. Radiator. Wood panelled walls to dado

height. Fireplace with inset electric fire. Fitted barrel shelved cupboard with barrel shaped back.

Dining Room

4.26m (14') x 3.03m (9'11") max

Leaded light window to front. Spot lights to ceiling. Karndean flooring. Recess with beam over. Underfloor heating.

Kitchen/Breakfast Room

5.87m (19'3") x 4.43m (14'7")

Superb Tom Howley of Cambridge fitted kitchen comprising extensive base and wall mounted units. Feature island unit with marble top and inset Miele induction hob, pop-up extractor, breakfast bar area, numerous fitted cupboards beneath and feature lighting. Double bowl Butler style sink

with Quooker tap, mascerator and glass splashback. Integrated dishwasher. Two eye level Miele ovens. Under floor heating. Door to utility area.

Conservatory

4.21m (13'10") x 2.56m (8'5")

Double opening doors to rear garden. Underfloor heating. Built-in cupboards to either side of Sub Zero fridge/freezer including fridge, freezer drawers and wine cooler.

Utility Area 1.77m (5'10") x 1.24m (4'1")

Space and plumbing for washing machine and tumble dryer.



Family Room

4.13m (13'6") x 3.07m (10'1")

Stable style door to rear garden. Two windows overlooking rear garden.

Cloakroom

Studio

6.02m (19'9") x 3.07m (10'1")

Vaulted ceiling with feature beams. Electric underfloor heating. Velux windows with electrically operated opening system and blinds.

First Floor

Landing

Bedroom 1

4.26m (14') x 4.22m (13'10")

Leaded light window to front. Radiator. Window to rear. Walk-in wardrobe. Spot lights to ceiling. Steps to:

En-suite Bathroom

4.46m (14'8") x 3.79m (12'5")

'His and hers' vanity unit with touch screen mirror over. Freestanding Duravit bath. Low level wc, bidet and glass shower unit. Solid wood floor. Two radiators.

Bedroom 2

3.62m (11'11") x 3.17m (10'5")

Window to rear. Radiator.

Dressing Room/ Former Bedroom 3

3.07m (10'1") max x 2.76m (9'1") max

Leaded light window to front. Fitted units with hanging and shelving. Dressing table. Spot lights. Laundry cupboard.

Shower Room

Window to side. Cupboard housing boiler and hot water cylinder. Shower cubicle, low level wc and wash handbasin.

Outside

To the front of the property, there is permitted on-road parking, along with access to the tandem-length garage, which features a range of fitted storage and has power and light connected, with a personal door to the side.

To the rear of the property, is a large, private enclosed, south-facing garden, that has been landscaped with a large, paved patio seating/entertaining area, with a feature gazebo, well-stocked and mature planted borders, varieties of trees and fruit trees, and a summer house/storage shed. There are external plug sockets and outside taps, and also access to the potential annex.



Annex/Bedroom 4

Entrance

Features a base and sink unit with wooden worktop over. Cupboard housing boiler.

Annex Room/ Bedroom 4

5.40m (17'9") x 3.49m (11'5")

Wood panelled throughout. Vaulted ceiling. Large window overlooking garden.

Bathroom

Bath and wc. Radiator.

Further Information

Tenure: Freehold

Council Tax Band: G

EPC Rating: Exempt as the property is Grade II Listed. The expired EPC was for when the property was previously rented.

Parking: Residents Parking Permit available





Ground Floor
Approx. 197.7 sq. metres (2128.5 sq. feet)



First Floor
Approx. 79.4 sq. metres (854.2 sq. feet)



Total area: approx. 277.1 sq. metres (2982.7 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

elliswinters & co
Exclusive & New Homes

14 Market Hill | St Ives | Cambridgeshire
| PE27 5AL

01480 388888 | infotives@elliswinters.co.uk
elliswinters.co.uk