



Whympers
The Green | Houghton | Huntingdon | Cambridgeshire | PE28 2AX

FINE & COUNTRY

WHYMPERS

Steeped in history in the highly sought-after village of Houghton, Whympers is an imposing Edwardian home in an enviable position at the heart of the village, boasting an abundance of period features. Arranged over three floors with annexe potential, there are five bedrooms, three bathrooms and four reception rooms, as well as a separate detached garage. All of this is enveloped by walled gardens. The house does require some cosmetic updating which is reflected in the price.

A former resident and designer of Whympers, Charles Whymper was a painter, watercolourist, engraver and illustrator, who married one of the miller and village philanthropist Potto Brown's granddaughters. Charles had several siblings, including Frederick Whymper, an Artist and explorer, and Edward Whymper, an athletic English Artist who was the first person to climb the Matterhorn. Charles produced a model of the Matterhorn for his brother Edward, which is still situated in the garden of Whympers and is just visible from the green, where the thatched Clock Tower that Charles Whymper built stands, in memory of Potto Brown's son and Charles' own father-in-law, George W Brown.



Front door with glazed side panel to:

ENTRANCE HALL

Double and single cloaks cupboards. Door to Reception Hall. Quarry-tiled floor.

CLOAKROOM

Window to front aspect. Two piece suite comprising a low level WC, and pedestal hand wash basin with tiled splashback. Radiator. Quarry-tiled floor. Extractor.

BOOT / UTILITY ROOM 4.75m x 2.30m

Fitted with base units with complementary worksurfaces, tall larder cupboard, and under-counter space for washing machine. Inset stainless steel sink with worksurface-mounted taps. Door to walk-in pantry. Ceramic tiled floor.

RECEPTION HALL

Window and half-glazed door to rear aspect. Staircase with original balustrade to first floor landing with understairs storage cupboard. Radiator.





DINING ROOM 5.80m x 4.35m

Walk-in bay window to side aspect. French doors to rear aspect. Two radiators. Door to shelved storage cupboard. Serving hatch to Kitchen. Oak parquet floor.

DRAWING ROOM 7.65m x 3.70m (max)

Three windows to side aspect. Window to front aspect. Central open fireplace with ornate surround and tiled hearth. Fixed display shelving. Two radiators.





Seller Insight

“Nestled on the north bank of the River Great Ouse almost equidistant between the thriving towns of St Ives and Huntingdon, is Houghton, a much sought-after village that boasts a well-regarded primary school, an active Church, a cosy pub and a couple of small independent shops. One of the shops is a general store owned and run by the local community, which is conveniently only a few steps from the house. Houghton, which was named as 'one of the best places to live' in 2016, is a very traditional village with a fabulous sense of community, as demonstrated in the local store. It lies just nineteen miles from Cambridge City Centre, so everything one could possibly want or need is within easy reach.

Beautifully positioned right in the heart of this very pretty village is Whympers, an imposing Edwardian family home that is named after renowned British painter and illustrator Charles Whymper, who designed and lived in the house for many years.

The property was bought by the current owners back in 1976, and as well as the central village location, it was the sheer size and character of the house that proved to be the main attraction. Although over time they have enhanced the house by adding a new kitchen and putting their stamp on the décor, Whympers is still very much a characterful period home and the owners comment that it is its charm that makes it so unique. There is an array of lovely features that have stood the test of time, including beautiful cast-iron Edwardian fireplaces, gorgeous parquet flooring and even a studio that was added by Charles Whymper to allow him to work on his art privately, with a big window to allow floods of light in when painting and an external bathroom so that he did not disturb his wife! However, this is very much a large and comfortable family home that has great potential to be further enhanced.

“Another standout feature of the property is the enormous and beautifully established garden that completely envelops the house. There is a large shingle terrace, open lawns and countless wonderfully mature trees and shrubs that create colour and interest all year round. The attractive wall that borders three sides and tall yew hedge on the forth, creates a fabulous feeling of privacy. Interestingly, within the garden there is an impressive rockery that was built by Charles Whymper to commemorate the fact that his brother, Edward, was the first man to climb the Matterhorn.”

“Whympers is without doubt a very unique family home and it is its location in this charming and popular village, its wonderful sense of history, its original features, and its stunning large garden that combine to make it so very special.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





KITCHEN 4.45m x 3.05m

Window to side aspect. Open serving hatch to breakfast room. Serving hatch to Dining Room. Fitted with a range of base and wall mounted units with complementary worksurfaces, tiled splashbacks, and breakfast bar peninsular. Double bowl stainless steel sink unit with swan-neck mixer tap and drainer. Built-in eye level double electric oven. Inset gas hob. Space for dishwasher and fridge freezer. Access to loft space. Extractor. Tiled floor. Radiator. Open to:





BREAKFAST ROOM 3.65m x 2.20m

Window to side aspect. Open serving hatch to kitchen. Vaulted ceiling. Pew seating. Base and wall mounted units with complementary worksurfaces. Quarry-tiled floor.

“The main sitting room is a standout room in the house. It's a large space that is double aspect so wonderfully light and bright, and it features a very handsome Edwardian fireplace, which provides a beautiful main focal point.”





“Whympers is without doubt a very unique family home and the owners say that it is its location in a charming and popular village, its wonderful sense of history, its original features and stunning large garden that combine to make it so very special.”

FIRST FLOOR LANDING

Door to staircase to Second Floor Landing. Radiator.

MASTER BEDROOM 4.85m x 4.45m

Two windows to side and window to rear elevation. Picture rail. Fixed display shelving. Cast-iron Victoriana fireplace with moulded timber surround. Vanity pedestal hand wash basin with tiled surround, vanity mirror and vanity light. Radiator.

BEDROOM TWO 4.40m x 4.40m

Window to front and side elevations. Picture rail. Range of fixed bookcases. Cast-iron Victoriana fireplace with moulded timber surround. Wall-mounted vanity hand wash basin with tiled splashback and vanity mirror. Door to walk-in wardrobe. Radiator.

FAMILY BATHROOM

Window to front elevation. Four piece suite comprising a low level WC, bidet, wall-mounted hand wash basin with tiled splashback, and panel bath with shower over. Door to cupboard. Radiator.





BEDROOM FOUR 4.00m x 2.85m
Box bay window to rear elevation. Radiator.

BEDROOM THREE 4.20m x 3.70m
Window to side and rear elevations. Cast-iron decorative fireplace with moulded timber surround. Wall-mounted hand wash basin with tiled splashback and vanity mirror. Radiator.



ANNEXE





ANNEXE BEDROOM FIVE 3.70m x 2.45m

Walk-in bay window to side elevation. Cast-iron decorative fireplace with moulded timber surround. Radiator. Door to:

ANNEXE LOUNGE

High-level sash window to front elevation. Window to side elevation. High vaulted ceiling. Picture rail. Connecting door to Bedroom Five. Door to main house landing. Brick-built fireplace with electric flame-effect fire, tiled mantel and hearth. Radiator. Door to inner hall with window to front elevation to:

ANNEXE SHOWER ROOM

Window to rear elevation. Three piece suite comprising a low level WC, pedestal wash hand basin with tiled splashback, and walk-in shower cubicle. Heated towel rail.

ANNEXE KITCHEN 3.90m x 2.45m

Walk-in bay window to front elevation. French doors to Juliette balcony to rear elevation. Fitted with base units with complementary worksurfaces over. Stainless steel sink unit with drainer. Door to shelved cupboard. Door to stairs down to ground floor annexe entrance hall. Tiled floor. Radiator.

SECOND FLOOR LANDING

Window to rear elevation. Door to storage cupboard. Exposed timber floorboards.

ATTIC ROOM

Exposed chimney breast brickwork. Vaulted ceiling. Eaves storage. Exposed timber floorboards.

HOBBIES/ATTIC ROOM 4.30m x 3.85m

Two windows to side elevation. Vaulted ceiling. Exposed timber floorboards.

ANNEXE GLAZED PORCH

Rear door with window to side aspect to:

ANNEXE ENTRANCE HALL

Window to side aspect. Staircase rising to annexe kitchen. Stairs down to:

ANNEXE / GARDEN BATHROOM

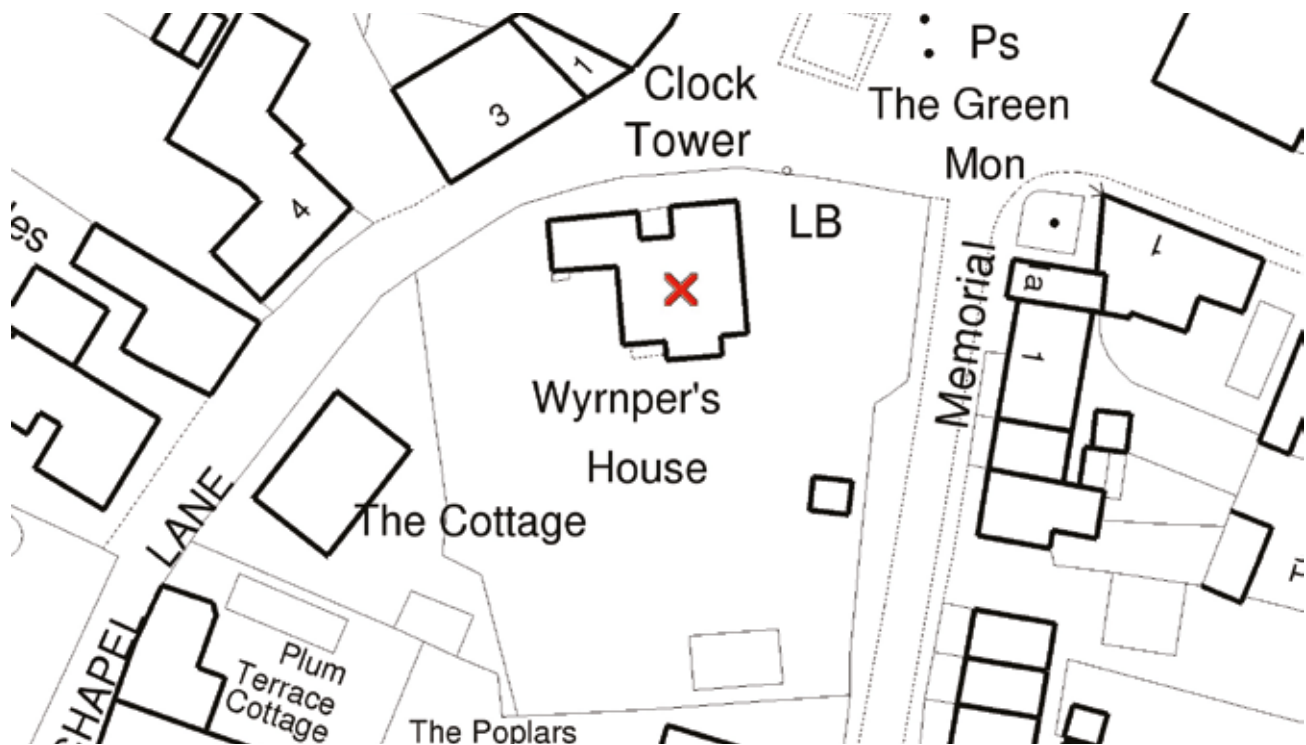
Tongue and groove panelling to walls. Three piece suite comprising a low level WC, wall-mounted wash hand basin with tiled splashback, and panel bath. Door to shelved airing cupboard.

OUTSIDE

The front of the property, overlooking the village 'green,' is enclosed by brick-wall and cast-iron fencing, with a cast-iron pedestrian gate to the front door. This front area is paved with a hardstanding area for the timber shed, and a further gravelled area. The front lawn wraps to the side of the property, to a low-level box-hedge enclosed south-east facing area of extensive mature trees with a timber summer house and pedestrian gate to Mill Street.

The south-facing rear garden is enclosed by tall hedging and fencing, and is mainly laid to lawn with many established trees and mature shrubs, wrapping around the other (west) side of the property with a greenhouse. There is a low-level brick-wall enclosed gravelled patio area, with French doors opening from the dining room. Steps up to the annexe glazed porch. Door to the workshop. A gravelled pathway leads from the front door to the pedestrian door of the rear detached garage, with twin timber gated access from Mill Street situated to the side of the property, offering a concrete driveway providing off-street parking and vehicular access to the garage. Outside tap and lighting.





WORKSHOP 2.30m x 2.20m

Window and door to rear aspect. Unused door to front aspect. Power and light connected.

DETACHED DOUBLE GARAGE 6.35m x 5.55m

Twin up and over doors with porthole window above to front aspect. Window to rear aspect. Pedestrian door to side aspect / rear garden. Eaves storage space.

FURTHER INFORMATION

Date built: 1910

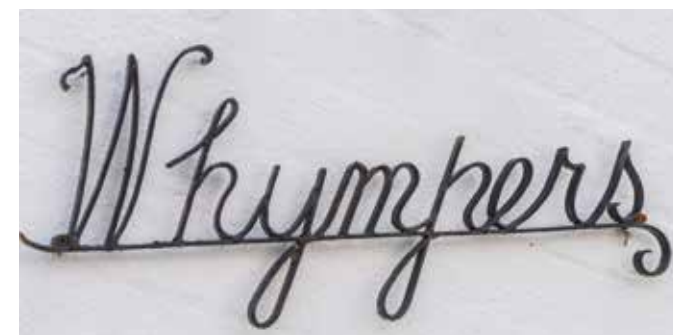
Not listed

Conservation area

Mains connected

Gas-fired boiler – 2014

- Edwardian Detached Residence
- Designed by and Home to Charles Whympers
- Refurbishment Opportunity
- Annexe Potential
- Five Bedrooms & Three Bathrooms
- Four Reception Rooms
- Walled Mature Gardens
- Detached Double Garage
- Excellent Amenities & Transport Links
- No Chain

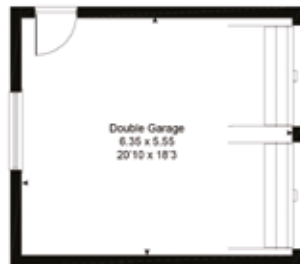


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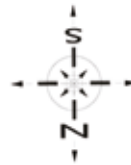
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Whympers, Houghton, Huntingdon PE28 2AX
 Approximate Gross Internal Area = 288 m² / 3100 ft²
 Attic = 40 m² / 431 ft²
 Garage = 35 m² / 376 ft²
 Total = 363 m² / 3907 ft²



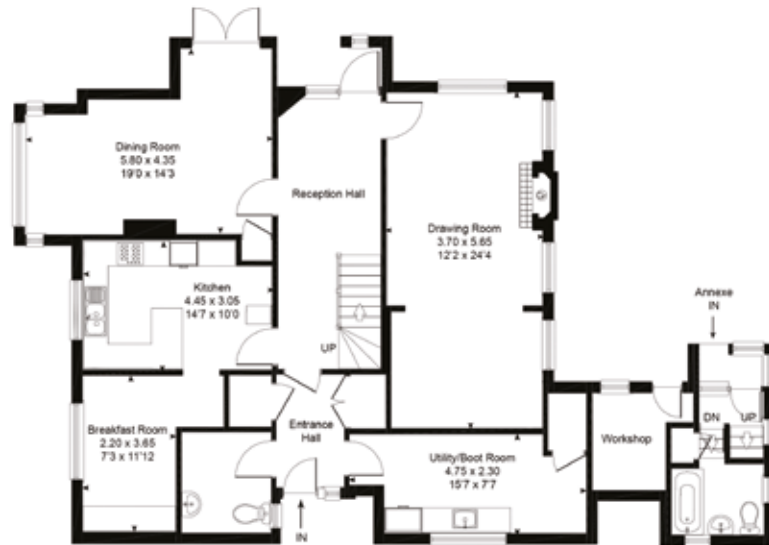
Garage (not shown in actual location or orientation)



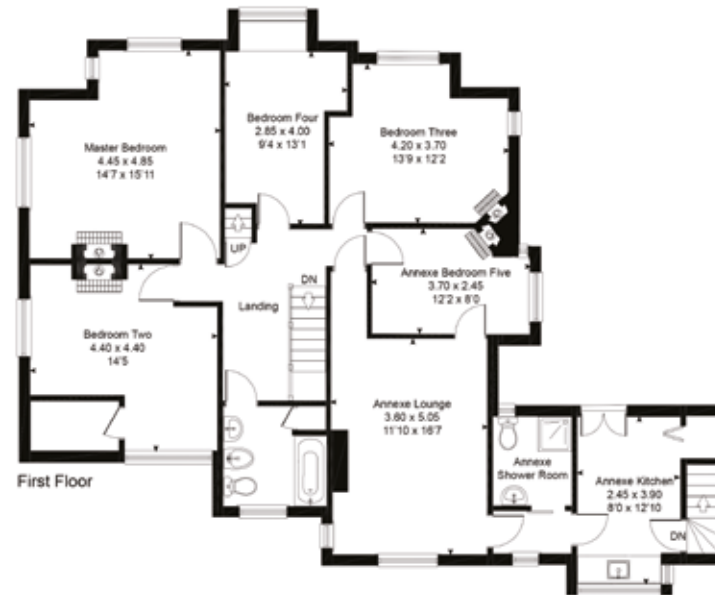
= Reduced headroom below 1.5m / 5'0



Second Floor

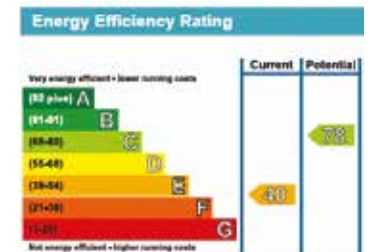


Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2018





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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