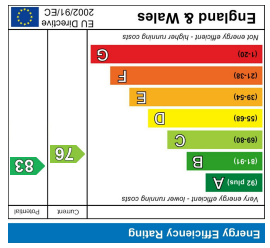


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map

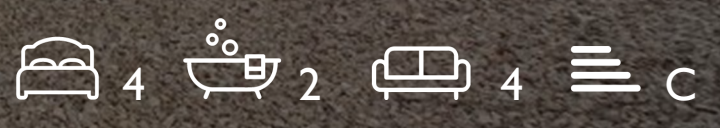


Floor Plan



8 Mill Lane
Ramsey, Huntingdon, PE26 2YP

Guide Price £600,000 - Freehold , Tax Band - F



8 Mill Lane

Ramsey, Huntingdon, PE26 2YP

City and County are excited to market this unique, custom built detached family home located in a quiet Cul-de-Sac in Ramsay, situated on a large plot of land. Offering FIELD VIEWS, FOUR double bedrooms within the main residence, a double garage, and a detached games room/one bedroom annex to the rear, with a separate summerhouse. This is truly a rare find!

Boasting a generous 326 square metre area spread across two unique buildings, this stunning property presents an exclusive opportunity to acquire an enchanting home filled with distinctive character. The main home, set over two floors, features a large landing space, four well-appointed bedrooms, and two full bathrooms ensure ample facilities for the family. The master bedroom provides large built-in wardrobes and access into the three-piece en-suite. The ground floor offers a convivial living room warmed by a romantic fireplace, an office for your working needs, a utility room, large entrance hall, and a WC for convenience. Discover culinary delights with a stove-equipped kitchen, integrated appliances with the dining area, separate dining room, and sunroom setting the perfect atmosphere for hosting gatherings. Notably, the second building, also spread out over two floors, adds a touch of versatility to this property, with an open room on each floor, giving prospective owners an extensive scope for customisation. In addition, the property boasts a commodious double garage and an extra room catered for various functionalities, further enhancing its appeal. This exceptional property embodies a lifestyle of comfort, convenience, and infinite potential. Outside offers a large wrap around garden with lawned areas, patio areas and views overlooking the fields. To the front provides off-road parking for multiple vehicles and gated access. Please call the office to arrange your viewing to fully appreciate all that this home has to offer. Please see our virtual tour.

Entrance Porch

4'8" x 3'6"

Entrance Hall

10'3" x 10'4"

Living Room

22'6" x 16'1"



Kitchen/Breakfast Room

19'0" x 24'2"

Kitchen

10'10" x 8'7"

Conservatory

11'3" x 10'3"

Utility Room

9'10" x 7'1"

Dining Room

13'4" x 9'8"

WC

7'2" x 3'2"

Office

8'1" x 12'11"

Landing

14'11" x 6'11"

Master Bedroom

15'10" x 14'11"

En-Suite To Master Bedroom

11'1" x 6'4"

Bathroom

9'8" x 7'7"

Bedroom Two

13'5" x 11'4"

Wardrobe To Bedroom Two

3'10" x 5'1"

Bedroom Three

8'2" x 14'9"

Bedroom Four

7'1" x 12'8"

Games Room

19'7" x 14'8"

Room

19'9" x 7'5"

Garage

18'5" x 18'3"

Summer House

15'11" x 15'10"

EPC - C

76/83

Tenure - Freehold

IMPORTANT LEGAL

INFORMATION

AWAITING CONFIRMATION

