



Allandale House

Huntingdon Road, Wyton, Cambs. PE28 2AD

elliswinters & co

Exclusive & New Homes

Welcome to

Allandale House

Accommodation Summary

Ellis Winters Exclusive are delighted to offer for sale this stunning home is situated within the picturesque village of Wyton, which is a short distance from the neighbouring towns of St Ives and Huntingdon, and is within walking distance to connected village of Houghton, where there are scenic riverside and meadow walks, and the National Trust site Houghton Mill. This well-presented and well-kept home features versatile accommodation throughout with its four reception rooms, three generous bedrooms, kitchen/breakfast room with integrated appliances, utility room, and ground-floor shower room. Outside there are well-kept grounds, a generous gravelled driveway, a double garage, and benefits from an EV charging point.

Ground Floor

Porch

Family Room

3.96m (13') x 3.89m (12'9")

Lounge

3.96m (13') x 3.80m (12'5")

Reception Room

3.89m (12'9") x 2.47m (8'1")

Kitchen/Breakfast Room

6.26m (20'6") x 2.81m (9'3")

Dining Room

3.80m (12'5") x 2.47m (8'1")

Utility Room

4.19m (13'9") x 1.98m (6'6")

Shower Room

1.98m (6'6") x 1.97m (6'5")

First Floor

Landing

Bedroom 1

3.96m (13') x 3.84m (12'7")

Bedroom 2

3.96m (13') max x 2.89m (9'6")

Bedroom 3

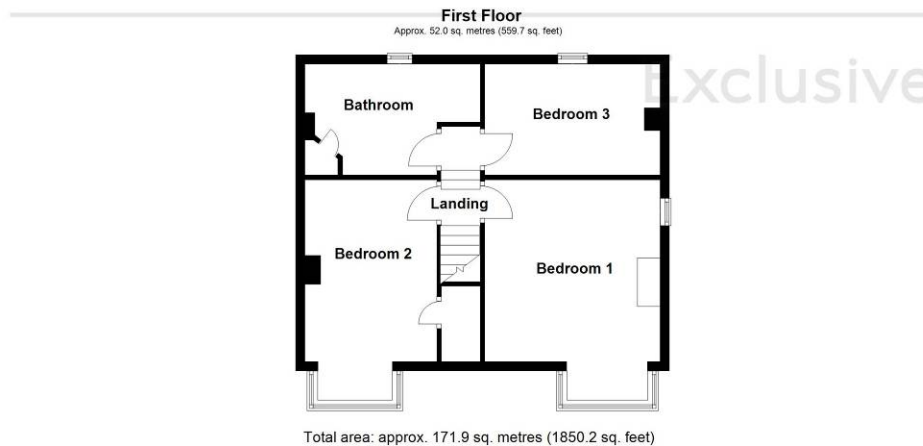
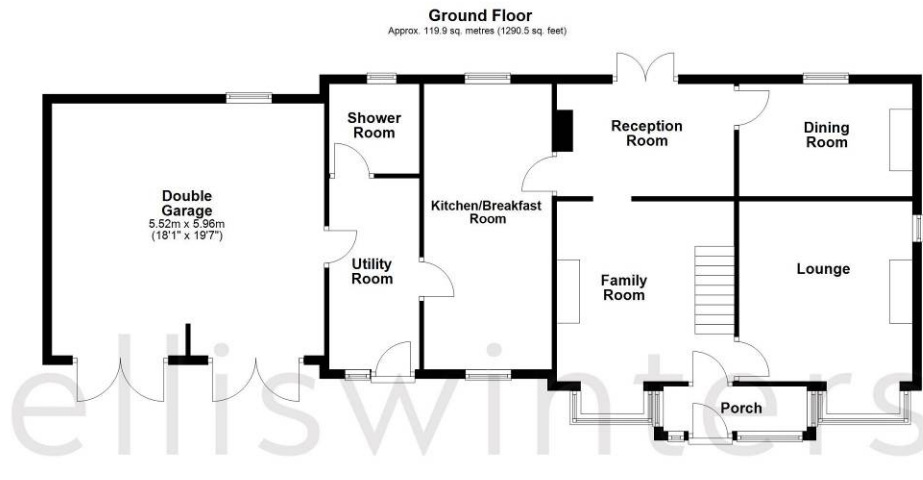
3.84m (12'7") x 2.44m (8')

Modern Four Piece Bathroom

Outside

To the front of the property is a gravelled driveway providing off-road parking for numerous vehicles, that leads to a double garage. The double garage measures approx. 5.96m (19'7") x 5.52m (18'1") has power, and light connected, there is a personal door to the utility room and a window to the rear, and features an EV charging point on the front. The enclosed garden is laid mainly to lawn, with well-kept mature borders, containing a variety of shrubs, bushes and trees, and a gravelled pathway to the side.





To rear of the property is a gravelled pathway, a paved patio seating area with mature hedging, a raised lawn, gravelled and decorative stoned seating area.

Further Information

Tenure: Freehold
Council Tax Band: F
EPC Rating: D

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 £66.67 plus VAT (£80) 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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