

35a THE BANK Somersham, Huntingdon, Cambridgeshire PE28 3DJ

Guide Price £765,000



- Detached Four Bedroom Family Home • Approx. 4.6 Acres of Gardens & Grazing
- Five Stables, Tack Room & Barn • 40m x 20m Manège • Five Paddocks with Shelters
 - Lifestyle, Equestrian or Smallholding Use
- Double Garage & Ample Parking • Dedicated Home Office & High-Speed Broadband
 - Sought After Village Location, Ideally Placed for Commuters

REF AR8584

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

St Ives 5 miles • Huntingdon 10 miles • Ely 14 miles
Cambridge 18 miles

A beautifully presented four bedroom detached family home set within approximately 4.6 acres of gardens, paddocks and equestrian facilities in the highly sought-after village of Somersham.

A rare opportunity to acquire a versatile lifestyle and equestrian property occupying approximately 4.6 acres in a desirable and accessible village location.

Combining comfortable family living with outstanding outdoor space, this beautifully maintained property offers the perfect balance between countryside living and modern convenience. The home enjoys attractive formal gardens, extensive parking, a double garage and delightful views across its own paddocks and equestrian facilities.

Ideal for horse owners, the property benefits from a comprehensive range of facilities including a stable block with five stables and tack room, a hay and tractor barn, machinery store, 40m x 20m manège and five well-managed paddocks with shelters. The layout has been thoughtfully developed to support practical day-to-day equestrian management, with excellent access for horseboxes, trailers and machinery.

Whether utilised for equestrian pursuits, hobby farming, smallholding activities or simply enjoying an enviable countryside lifestyle, the property offers a level of versatility rarely found in such an accessible location.

The village of Somersham offers an excellent range of amenities including a primary school, doctor's surgery, dental practice, post office, local shops, public houses and village church. The nearby market towns of St Ives and Huntingdon provide additional retail and leisure facilities, whilst Cambridge and Ely are both within easy reach.

Excellent road links are available via the A14, A1(M), A11 and M11, whilst mainline rail services from Huntingdon provide direct access to London.

A dedicated ground-floor study and high-speed broadband make the property particularly well suited to modern hybrid and remote working.





A WELL-LOVED PROPERTY WITH A UNIQUE HISTORY

A particularly special feature of the property is the care and attention that has been devoted to the home, land and equestrian facilities throughout the current ownership.

Over more than 10 years, the owners have maintained a daily time-lapse photographic record of the property, creating a fascinating archive of the gardens, paddocks and equestrian facilities throughout the seasons. Available to interested purchasers, this unique record provides an opportunity to appreciate how the property has evolved and been enjoyed over many years of family ownership.

The land, paddocks and facilities have been thoughtfully maintained to support year-round enjoyment for both family and equestrian use, reflecting the pride and stewardship that has characterised the property throughout its ownership.

THE RESIDENCE

A modern detached four-bedroom family home benefiting from uPVC double glazing and mains gas central heating. The accommodation is spacious, flexible and ideally suited to contemporary family life.

The front door opens into a welcoming **Entrance Hall** with laminate flooring, staircase to the first floor and useful understairs storage cupboard. A **Guest Cloakroom** comprises WC and wash hand basin.

The **Lounge/Dining Room** is an impressive dual-aspect living space, centred around a feature fireplace with log-burning stove, creating a warm and inviting environment for both everyday living and entertaining. Double doors open into the **Conservatory**, which enjoys views across the rear garden and provides direct access to the patio and outdoor entertaining areas.

A separate ground-floor **Study** offers an ideal home-working environment, whilst the **Kitchen/Breakfast Room** forms the true heart of the home. Fitted with a range of modern wall and base units, central island, Belfast sink and range-style cooker space, it provides a practical and sociable family space. An adjoining **Utility Room** offers further storage, laundry facilities and external access.

On the **First Floor**, the **Principal Bedroom** benefits from an **En-suite Shower Room**. Two **Further Double Bedrooms** and a generous **Fourth Bedroom** are served by a well-appointed **Family Bathroom**. Several rooms enjoy attractive views across the gardens, paddocks and surrounding countryside.



RURAL SCENE

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OUTSIDE, EQUESTRIAN FACILITIES, OUTBUILDINGS & LAND

The property is approached via a private driveway providing extensive parking and access to the **Detached Double Garage**, which benefits from power and lighting.

Formal gardens lie to both the front and rear of the house. To the rear, a large patio and decked entertaining area create an attractive outdoor living space overlooking the gardens, paddocks and equestrian facilities beyond. A lawned family garden and children's play area further enhance the outdoor environment, whilst the hot tub is available by separate negotiation.

Beyond the gardens, a bridge and five-bar gate provide direct access to the equestrian facilities and grazing land. A secondary gated entrance offers convenient access for horseboxes, trailers and agricultural vehicles.

The stable yard centres around an **L-shaped Stable Block** comprising **Five Stables** and a **Tack Room**, together with a concrete yard area, mains water and electricity supply. Adjoining this is a substantial **Hay And Tractor Barn** providing excellent storage for equipment, machinery and fodder.

A further hardstanding area incorporates additional parking and a dedicated **Muck Heap Recess**.

The **Manège** extends to approximately 40m x 20m and features a sand surface with post-and-rail fencing, providing excellent schooling facilities throughout the year.

The **Grazing Land** is predominantly level pasture and is currently divided into five practical paddocks, each benefiting from water supply and arranged to support efficient rotational grazing.

Additional external features include:

- Mobile Field Shelter**
- Fixed Field Shelter**
- Water Troughs**
- Machinery Store**
- Small Orchard**
- Chicken Enclosure**
- Log Store**

Together, these facilities create a property equally suited to equestrian use, smallholding activities or simply embracing a rewarding rural lifestyle.

IN ALL APPROX. 4.6 ACRES
(About 1.8 Hectares)

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited **35A THE BANK** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

HUNTINGDONSHIRE DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, MAINS GAS, GAS FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING C** **COUNCIL TAX E**

DIRECTIONS

From the centre of Somersham High Street head east on the B1086 towards The Cross, continue to follow the High Street and then take a slight left onto Chatteris Road. Continue onto The Bank (Chatteris Road) and the property will be found on the right-hand side. There is no For Sale board.

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