



3 Blacksmiths Lane
Huntingdon, PE28 0AG



Christie Taylor
Partnered With
Simpsons
Property Experts

This substantial four double bedroom home enjoys a desirable plot at the end of a private driveway, complete with garage and driveway parking, in the sought-after village of Ellington. On entering the property, you are welcomed by a generous entrance hall with stairs rising to the first floor and access to all ground floor accommodation.

A well-proportioned office sits to the front of the home, ideal for home working, while the rear hosts a lounge featuring a wood-burning stove and patio doors opening onto the garden. A WC offers the potential to be reinstated as a wet room if desired, and a separate utility room provides additional storage, a sink, and space for a laundry appliance.

The kitchen/dining room forms the heart of the ground floor—a spacious and stylish setting for cooking, dining, and entertaining.

Across the upper floors are four double bedrooms, thoughtfully arranged to offer flexibility for family living. The principal bedroom is a standout feature, benefitting from its own sitting room, a walk-in wardrobe, and a four-piece ensuite.

A truly special home in a highly desirable location.



Offers over £700,000



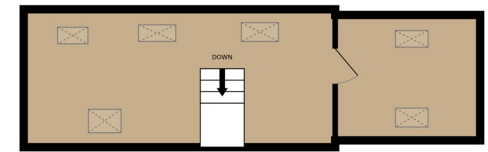
GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



1ST FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



2ND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 2790 sq.ft. (259.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Current rating: 77 (D)
Potential rating: 82 (B)





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