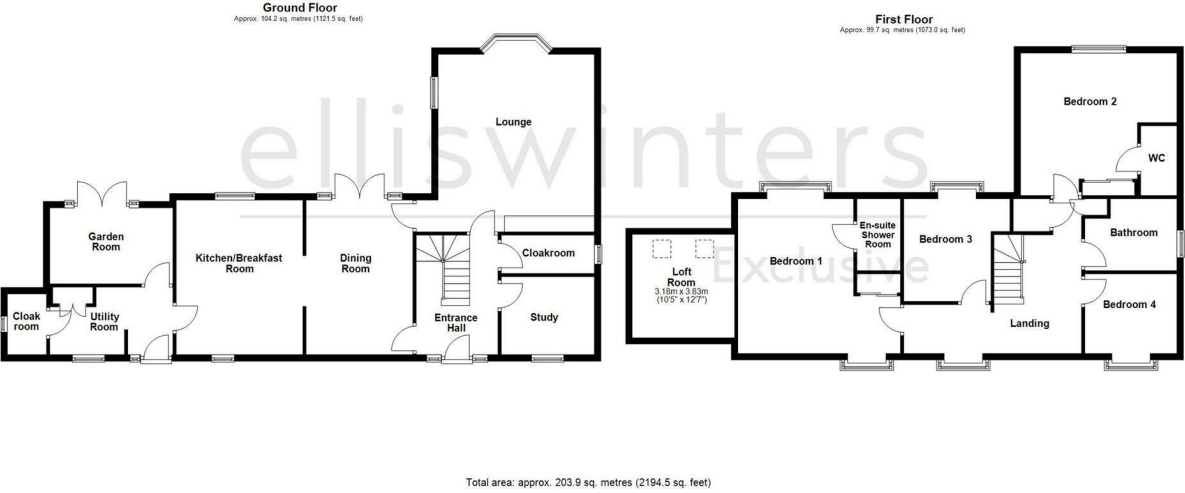




|                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ground Floor                                                      | Loft Room<br>3.83m (12'7") x 3.18m (10'5")                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Entrance Hall                                                     | Outside                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Cloakroom                                                         | An enclosed rear and side garden detached double garage, and a driveway providing off-road parking for two vehicles.                                                                                                                                                                                                                                                                                                                                                                                             |
| Study<br>2.89m (9'6") x 2.42m (7'11")                             | Further Information<br>Tenure: Freehold<br>Council Tax Band: G<br>EPC Rating: D                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Lounge<br>5.52m (18'1") x 5.51m (18'1")                           | Buyer ID Checks<br>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 + 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. |
| Dining Room<br>4.80m (15'9") x 3.31m (10'10")                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Refitted Kitchen/Breakfast Room<br>4.80m (15'9") x 3.93m (12'11") |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Garden Room<br>3.82m (12'6") x 2.36m (7'9")                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Utility Room<br>3.82m (12'6") x 2.10m (6'10")                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Cloakroom                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| First Floor                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Landing                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Bedroom 1<br>5.04m (16'6") x 4.80m (15'9")                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Modern En-suite Shower Room                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Bedroom 2<br>4.89m (16'1") x 4.42m (14'6")                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| En-Suite WC                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Bedroom 3<br>3.29m (10'10") x 3.18m (10'5")                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Bedroom 4<br>2.85m (9'4") x 2.47m (8'1")                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Bathroom                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



OFFICE ADDRESS

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

OFFICE DETAILS

01480 388888  
infostives@elliswinters.co.uk



GUIDE PRICE

£750,000

High Street

Hemingford Abbots, Cambridgeshire, PE28 9AA



PROPERTY SUMMARY

Ellis Winters is delighted to welcome you to Home Farm. This rarely available, superb, detached home is within one of our area's most sought-after locations and offers approx. 2,194 SQFT of accommodation. The property is a short distance from a sports and social club, schooling, amenities, and public houses.

The well-proportioned accommodation comprises of an entrance hall, a study, two cloakrooms, a generous lounge with an inglenook style fireplace with a Rayburn open fire, a dining room, a refitted kitchen/breakfast room with some integrated appliances, a utility room, and a garden room. There are four good-sized bedrooms, one with a modern en-suite shower room, and one with an en-suite WC, a four-piece family bathroom, and fitted wardrobes in several of the bedrooms. The loft room is accessed via a pull-down loft ladder, however, with the appropriate approvals, and a new staircase, this could be converted to a functional room.

Outside, to the front of the property there are well-maintained raised planters, and the side and rear, there are enclosed gardens, that are laid mainly to lawn, well-maintained and well-stocked flower beds and borders, a large, paved patio seating and gravelled seating areas, and raised vegetable planters. There is a detached double garage to the rear and a driveway providing off-road parking for two vehicles.

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