



THE LIMES

Ramsey Road, Kings Ripton, Cambridgeshire. PE28 2NW

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Exclusive & New Homes

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An individual Grade II listed home with grounds in excess of 10 acres.

Ellis Winters are delighted to welcome you to The Limes. Found within the picturesque village of Kings Ripton, the house, which is the oldest in the village, originates from around 1570, with further additions in the 18th and 19th centuries. Kings Ripton is a quaint and idyllic village, approximately 3.5 miles from Huntingdon and its mainline train station approximately 4.5 miles which arrives in London within the hour, and approximately 19 miles from Cambridge and 20 miles from Peterborough.

The Limes is a part timber-framed Tudor residence, which was restored and modernised by the current owners. It is Grade II Listed, and previously formed part of Lord De Ramsey's estate. This superb home boasts character features throughout, including its original Tudor front door, with the later addition of a beautiful stained-glass window. The property offers versatility and flexible accommodation throughout, with three/four reception rooms, and five/six bedrooms. Measuring approximately 2,500 SQFT, this is truly a family home.

One of the great features of this home is the external space. The property offers landscaped gardens, a former tennis court, and grounds of around 10.5 acres (STS). There are numerous outbuildings. The large, thatched barn is used for storage and garaging, and the other offers two stables and an open cart barn and machine store. This is perfect for those who have horses or would like to keep livestock. The current owners created an enclosed area for grazing and exercise, and the remaining land is pasture/paddock land.





Ground Floor

Entrance Hall

Drawing Room
7.19m (23'7") x 3.99m (13'1")

Dining Room
5.40m (17'8") max x 4.63m (15'2")

Breakfast Room
5.71m (18'9") x 4.93m (16'2")

Kitchen
3.40m (11'2") x 2.84m (9'4")

Utility Room
3.40m (11'2") x 1.90m (6'3")

Office/ Library Area
1.98m (6'6") x 1.63m (5'4")

Bathroom

Lobby

Family Room/ Bedroom 6, with a mezzanine floor
4.54m (14'11") x 2.29m (7'6")

First Floor

Landing

Bedroom 1
3.96m (13') x 3.95m (13')

WC

Shower

Bedroom 2
5.04m (16'6") x 3.60m (11'10")



Bedroom 3
3.95m (13') x 3.26m (10'8")

Bedroom 4
3.45m (11'4") x 3.11m (10'3") max

Bedroom 5
4.48m (14'8") x 2.75m (9')

Bathroom



Outside

There is gated access to a large, gravelled driveway, providing a vast amount of off-road parking. Within the landscaped gardens, which face mainly south and west, are the former tennis court, and several paved patio seating areas, varieties of trees, shrubs, and fruit trees.

Outside Barns, Stables, and Garden Room

The Garages, Garden Store, and Workshop have power and light connected. There are two stables, and an Open Cart Barn and Machine Store. The Garden Room has both internal and external power connected, and both lighting internally and externally. The garden room opens onto one of the paved patio seating areas.

There are lapsed planning permissions for converting the garden store, workshop, and garage into "ancillary living accommodation for family use". Previous planning reference: 17/01429/FUL

Further Information

Tenure: Freehold

Council Tax Band: F

EPC Rating: N/A – Grade II Listed

Heating Type: Oil Fired Central Heating

Access Road: The current owners obtain a license from Abbots Ripton Estate to use the access farm track from the B1090 to their main parcel of land

Covenant: An uplift covenant will be triggered if the property benefits from residential development and/or from payments received for the release of restrictive covenants the property has.

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.

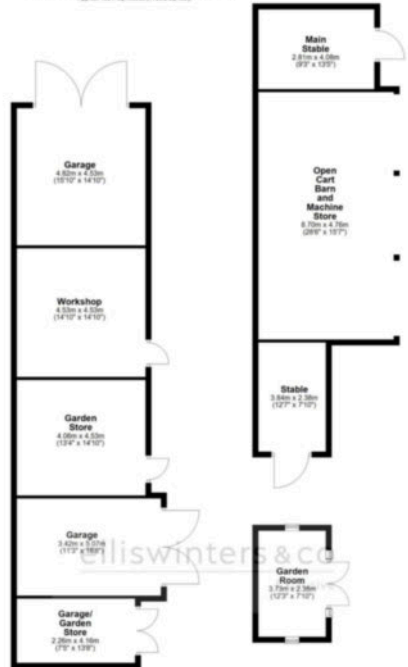


Disclaimer

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.



Outside Barns, Stables, and Garden Room
Approx. 165.7 sq. metres (1752.2 sq. feet)



Ground Floor
Approx. 136.4 sq. metres (1472.0 sq. feet)



First Floor
Approx. 88.2 sq. metres (951.3 sq. feet)



Total area: approx. 396.1 sq. metres (4263.5 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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