



#### 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 £40 + VAT (£48) 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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#### OFFICE ADDRESS

14 Market Hill  
St Ives  
Cambridgeshire  
PE27 5AL

#### OFFICE DETAILS

01480 388888  
infostives@elliswinters.co.uk



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**£595,000**

**Huntingdon Road**

Wyton, , PE28 2AD

## PROPERTY SUMMARY

Welcome to Allandale House. 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.

3



2



4

