



BROWN & CO

THE COUNTY KENNELS



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Kings Ripton | Cambridgeshire | PE28 2NX

A rare opportunity to acquire a four bedroom detached bungalow occupying a mature and secluded setting within grounds extending to approximately 2.6 acres, offering significant scope for renovation, improvement, or a potential replacement dwelling opportunity, subject to the necessary consents.

Property Highlights

Detached four bedroom bungalow - Grounds extending to approximately 3 acres - Mature and secluded setting - Former kennel buildings and additional outbuildings - Renovation or replacement dwelling opportunity (STPP) - Potential equestrian, recreational, or amenity use - Cash buyers may be preferred due to condition of the property

House

Ground Floor: Entrance Hallway - Living room – Kitchen - Utility room - Dining room - Bedroom one - En-suite shower room - Bedroom two - Bedroom three - Bedroom four - Shower room

Total: 1294 sq. ft. (120 sq. m)



DETAILED DESCRIPTION

A rare opportunity to acquire a four bedroom detached bungalow occupying a private and mature setting within approximately 2.6 acres of grounds. The property now requires a programme of refurbishment and modernisation but offers well-proportioned and versatile accommodation arranged predominantly across a single storey, together with extensive gardens, paddock land, and a range of ancillary outbuildings.

The existing accommodation comprises an entrance hall, living room, kitchen, utility room, dining room, four bedrooms, an en-suite shower room, and a family shower room, providing flexible living space suitable for a variety of occupiers.

Furthermore, the property is complemented by a detached double garage, former kennel buildings, and a selection of additional outbuildings. The substantial plot represents a particularly attractive feature, extending to approximately 2.6 acres in total and offering valuable amenity space, lifestyle, recreational, or potential equestrian use.

The property is considered likely to appeal to purchasers seeking a renovation project within a substantial plot. In addition, the site may offer potential for redevelopment or a replacement dwelling, subject to obtaining the necessary planning consents. Interested parties should make and rely upon their own enquiries in this regard.

LOCATION

Kings Ripton is a small and picturesque village in Huntingdonshire, situated approximately 4 miles north-east of Huntingdon, around 24 miles north-west of Cambridge, and approximately 20 miles south of Peterborough. The village enjoys an attractive rural setting surrounded by open countryside, whilst remaining conveniently positioned for access to nearby towns and transport links.

Despite its peaceful location, Kings Ripton is well connected. The nearby A141 provides convenient access to Huntingdon, March, and the wider road network, while the A1(M) lies a short distance to the west, facilitating regional and national travel. Mainline rail services are available from Huntingdon railway station, offering regular direct services to London King's Cross, Cambridge, and Peterborough, making the area attractive to commuters.

A broader range of amenities is available in nearby Huntingdon, including supermarkets, independent retailers, cafés, restaurants, healthcare facilities, and leisure amenities. The town also offers a variety of sporting and recreational facilities together with an established market town atmosphere.

The surrounding countryside forms a significant part of the village's appeal, with numerous rural walks, bridleways, and quiet country lanes providing excellent opportunities for walking, cycling, and outdoor recreation. Nearby attractions include Hinchingsbrooke Country Park, together with a variety of nature reserves and wildlife habitats throughout the wider Huntingdonshire area.

Educational provision is well catered for, with primary schooling available in nearby villages including Abbots Ripton, while Huntingdon provides a range of well-regarded secondary schools and further education options. In addition, a selection of respected independent schools can be found within Huntingdon, Peterborough, Oundle, and Cambridge.







ACCOMMODATION GROUND FLOOR

ENTRANCE HALLWAY

With entrance doors, loft access via hatch, integral storage cupboards, doors to

LIVING ROOM

With window to the front and side aspect, feature fireplace with tiles hearth and wooden mantle

KITCHEN

With window to the rear aspect, kitchen with range of eye and base level units, worktop with inset sink and a half with drainer and mixer tap over, inset four ring hob with extractor hood over, integrated chest level double ovens, space for dishwasher and fridge freezer, part tiled walls, tiled floor, door to

UTILITY ROOM

With door to side access, counter with space for washing machine and dryer below, tiled floor, eye level storage cupboard

DINING ROOM

With window to the side aspect, tiled flooring, for to patio area, door to



BEDROOM ONE

With window to the side aspects, door to

EN-SUITE SHOWER ROOM

With window to the side aspect, suite comprising: low level wc, wall mounted wash basin and shower cubicle

BEDROOM TWO

With window to the rear aspect

BEDROOM THREE

With window to the front aspect

BEDROOM FOUR

With window to the front aspect

SHOWER ROOM

With suite comprising: low level with hidden cistern, vanity unit with inset wash basin with chrome mixer tap over and large glass and chrome shower enclosure, tiled walls, tiles floor, chrome heated towel rail

OUTSIDE

The property is approached through a mature frontage enclosed by established trees and hedgerow planting, with an opening leading to a driveway providing access to a detached double garage and parking area.

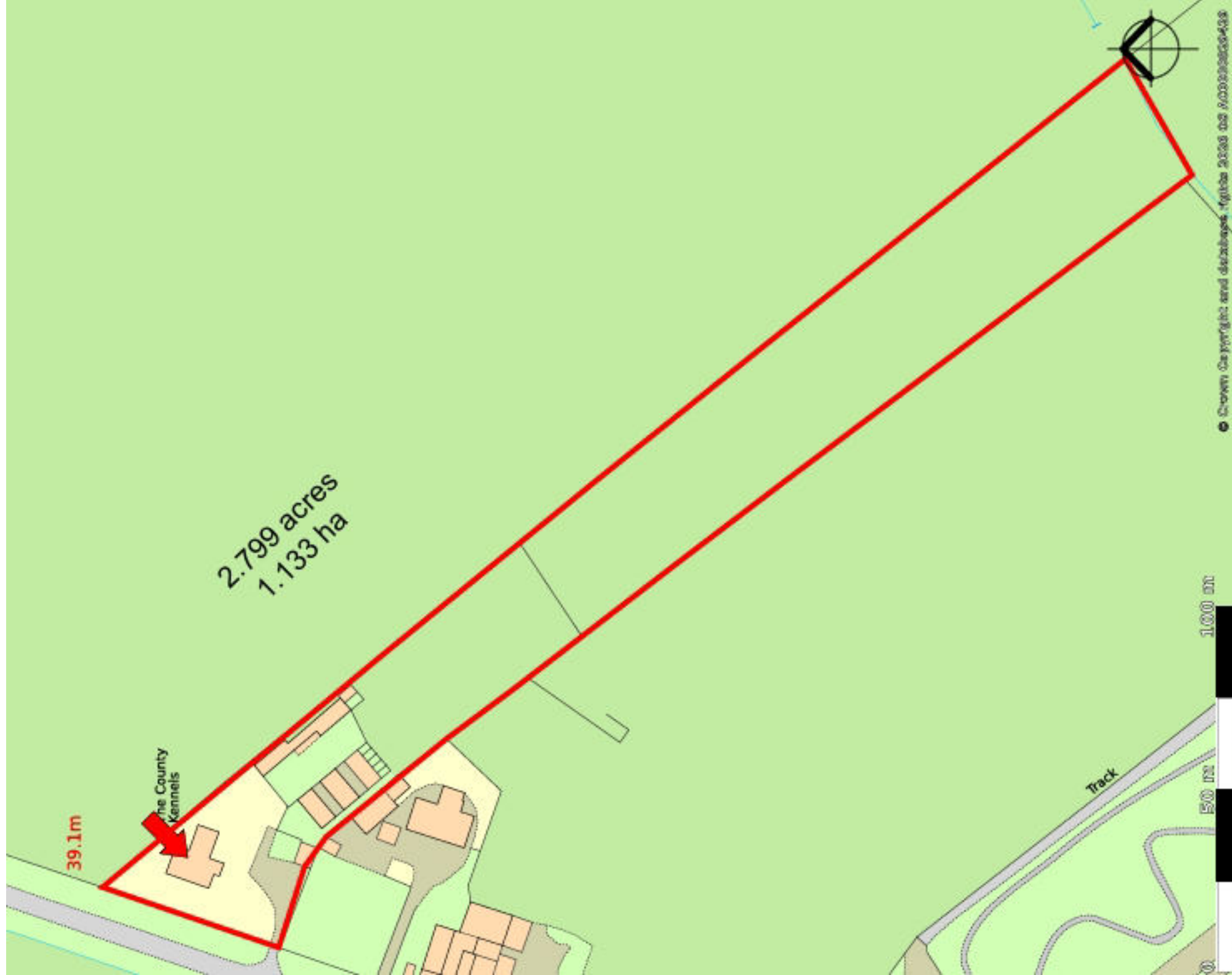
The grounds wrap around the bungalow and are predominantly laid to lawn, incorporating a variety of mature trees, established shrubs, and planted beds, creating a private and secluded setting. Pathways provide access around the property, including a route to the utility room and a patio seating area. Beyond the principal gardens lies a further enclosed lawned area and a range of outbuildings, formerly utilised as kennels. These buildings are currently in a poor state of repair and require significant refurbishment or replacement. To the rear of the site, the grounds extend into approximately three acres of paddock land, providing valuable additional amenity space and offering potential for a variety of lifestyle, recreational, or equestrian uses, subject to any necessary consents.

AGENTS NOTE

Prospective purchasers should note that the property is believed to have experienced structural movement. No recent structural surveys have been undertaken and interested parties should satisfy themselves as to the condition of the property prior to exchange of contracts. The property may therefore be more suitable for cash purchasers. The bungalow, garage, and outbuildings require varying degrees of repair and improvement. The property is considered to offer scope for comprehensive renovation, extension (subject to consent), or potential redevelopment by way of a replacement dwelling, subject to obtaining all necessary planning permissions and approvals. of the property prior to exchange of contracts. The property may therefore be more suitable for cash purchasers. The bungalow, garage, and outbuildings require varying degrees of repair and improvement. The property is considered to offer scope for comprehensive renovation, extension (subject to consent), or potential redevelopment by way of a replacement dwelling, subject to obtaining all necessary planning permissions and approvals.







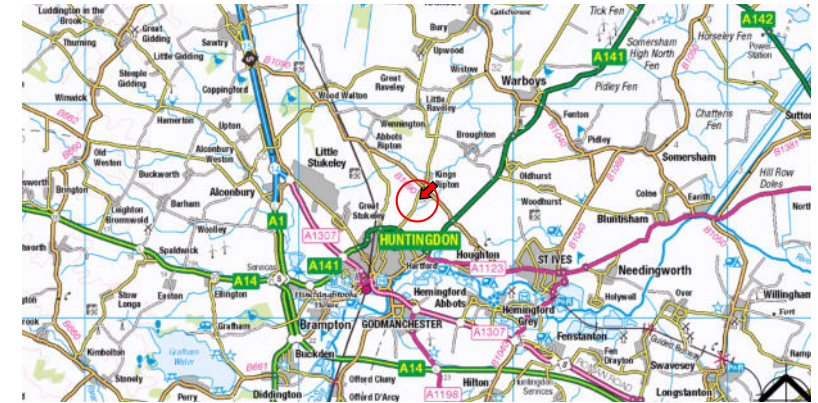
Approximate Gross Internal Area 1294 sq ft - 120 sq m



Ground Floor

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated



Tenure: Freehold

Services: Mains water, Oil fired central heating, Private drainage system

Council Tax Band: C

EPC: E

Important Information Regarding Property Ownership: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, will be contained within the property's title deeds and associated documentation. As the property is currently unregistered, no official title register or title plan is available from HM Land Registry. Prospective purchasers should seek advice from their legal representative regarding all matters relating to title and ownership.

Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Please refer to the individual property descriptions for the Agent's Notes.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

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BROWN & CO

Property and Business Consultants