



The Old Union House

Old Church Lane, Colne, Cambs. PE28 3NE

elliswinters & co

Exclusive & New Homes

Welcome to

The Old Union House

Accommodation Summary

Ellis Winters are delighted to offer The Old Union House, nestled at the end of a historic country lane in a peaceful semi-rural setting. This enchanting 1700s period home offers a rare and captivating blend of period character and modern living.

Extending to over 2,000 sq ft of flexible accommodation, the home combines timeless charm with contemporary upgrades. The heart of the property is the modern kitchen/breakfast room, featuring a walk-in pantry, patio doors to the rear plot, and a striking fireplace with inset Aga oven as its focal point. Beyond the kitchen, the utility room with WC and the boot room provide practical family spaces. The adjacent dining area, complete with a charming fireplace, is perfect for entertaining, while the sitting room, with a traditional brick fireplace, offers a cosy retreat. A versatile ground-floor play room provides additional flexibility and could easily serve as a fourth bedroom.

Upstairs, three bedrooms, including a principal suite with a stylish en-suite, are complemented by a family bathroom. The spacious landing, with a charming brick chimney breast, has been adapted as a home office and reading space, demonstrating the property's versatility.

Set within a private, mature plot, the home offers over 2,800 sq ft of total space, including extensive outbuildings, a gym/home office, and a double car port with EV charging. Ample off-road parking, accessed via electric double gates, secure storage, and a fully enclosed setting provide both convenience and peace of mind. Mature trees and the semi-rural surroundings enhance privacy and tranquillity, making this an idyllic countryside retreat.

Combining period charm with modern living, The Old Union House offers spacious and versatile accommodation in a peaceful semi-rural setting, with the added benefit of west-facing countryside views and evening sunsets.

GROUND FLOOR

Sitting Room 4.85m (15'11") x 4.54m (14'11") max

Hall

Play Room/Bedroom 4 3.30m (10'10") x 2.89m (9'6")

Dining Room 4.42m (14'6") x 3.35m (11')

Kitchen/Breakfast Room 5.98m (19'8") max x 4.42m (14'6")

Pantry 2.81m (9'3") x 1.52m (5')

Boot Room 2.99m (9'10") x 1.51m (4'11")

Utility Room with WC 2.81m (9'3") x 2.39m (7'10")

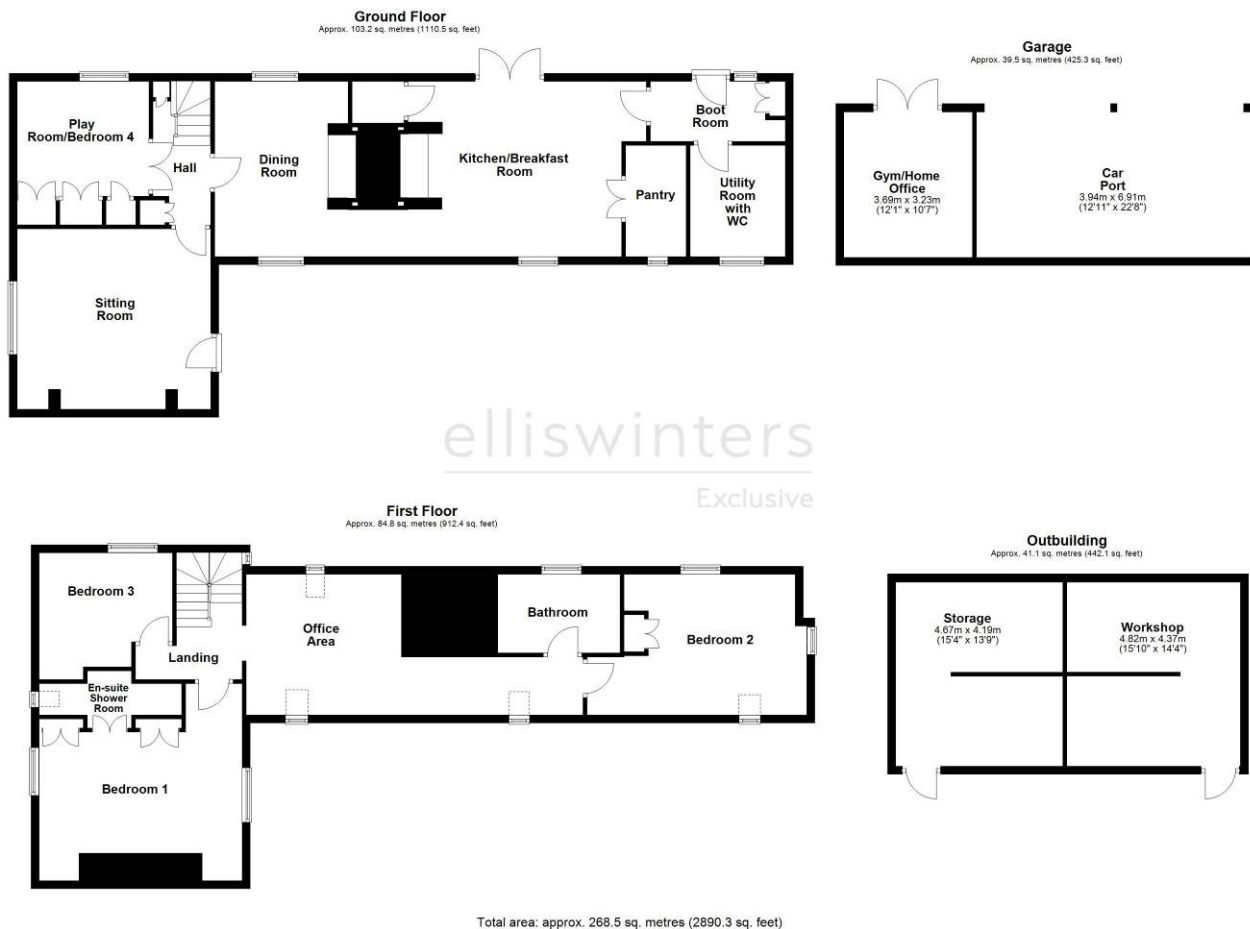
FIRST FLOOR

Landing/Office Area 3.90m (12'10") x 2.00m (6'7")

Bedroom 1 5.10m (16'9") x 3.73m (12'3")

Bedroom 2 4.29m (14'1") x 2.94m (9'8")





Bedroom 3 3.35m (11') x 3.19m (10'6") max

Bathroom

OUTSIDE

Gym/Home Office 3.69m (12'1") x 3.23m (10'7")

Storage 4.67m (15'4") x 4.19m (13'9")

Workshop 4.82m (15'10") x 4.37m (14'4")

Further Information

Tenure: Freehold

Council Tax Band: F

EPC Rating: E

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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