



15 Church Green
Ramsey, Huntingdon, PE26 1DW

BROWN & CO



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An attractive double fronted Grade II listed period residence, constructed circa 1800 and forming part of the historic Lord de Ramsey Estate. Sympathetically updated and much improved, the accommodation extends to approximately 2,000 sq. ft., arranged over two floors, and provides versatile living space

Detailed Description

A most impressive detached Grade II listed four-double-bedroom period residence dating back to around 1800, forming part of the historic Lord de Ramsey Estate and thought to have originally served as the estate carpenter's cottage. This attractive double-fronted home offers approximately ... sq. ft. of versatile accommodation arranged over two floors, combining period heritage with practical modern living.

The accommodation comprises an entrance hallway, kitchen breakfast/day room, living room, dining room, inner hallway, utility/boot room and a guest cloakroom on the ground floor. The first floor boasts a principal suite with a walk-in wardrobe and an en-suite shower room, three further double bedrooms and a large family bathroom, all with direct access to the landing.

The property occupies an enviable position overlooking the village green and pond, set back in a picturesque and highly desirable setting. The property further benefits from off-road parking for multiple vehicles, a large single garage and a selection of brick-built outbuildings, offering excellent scope for storage, hobbies or ancillary use.

Location

Ramsey provides a good range of day to day facilities, including a selection of pubs and cafes, a thriving Saturday market, and a variety of local stores and services. The Ramsey Health Centre provides essential medical provision. Cultural and historical interest is supported by the Ramsey Rural Museum, showcasing local agricultural and social history in converted 17th-century farm buildings. For broader shopping, dining and leisure facilities, Ramsey is conveniently positioned within reach of nearby towns. Huntingdon lies approximately 9 miles to the south, with further extensive amenities in Peterborough (around 13 miles away by road) and the historic city of Cambridge, roughly 25 miles to the southeast, accessible via the A14 and A1(M) routes.

Commuters benefit from road links via the A14, A1(M) and local B-roads, connecting towards Cambridge, Peterborough and the wider region. Rail travel is available from Huntingdon Station, with services to London Kings Cross.

Ramsey is well served educationally, with several Good Ofsted-rated schools including Ramsey Junior School, Ramsey Spinning Infant School, and The Ashbeach Primary School in Ramsey St Mary's, while secondary education is provided by Abbey College, Ramsey, located on part of the original Abbey site. Further independent options are available in Kimbolton and Cambridge.





Outside

The fully enclosed and part walled garden enjoys a southerly aspect and is predominantly laid to lawn, overlooking an attractive pond area with a mature yew hedge border, established trees and well stocked flower beds. A gravel pathway winds through the garden to the entrance door and a range of brick-built outbuildings, including two store rooms and a single garage. A covered walkway links the garage to the gravel parking area at the rear, which is accessed via a shared driveway and provides ample parking for multiple vehicles.

Ground floor

Entrance hallway

With entrance door, natural stone tiled floor, stairs to the first floor, doors to living room and kitchen breakfast/ day room

Kitchen breakfast/ day room

Sitting area with single glazed sash window to the front aspect, exposed floorboards, multi fuel burning stove with tiled hearth and wooden mantle over, open to kitchen area with single glazed window to the rear aspect, bespoke fitted kitchen with range of matching eye and base level units, composite counter with under mounted double sink with chrome mixer tap over, integrated Neff appliances including: full height fridge, dishwasher, chest level oven with slide and hide door and chest level microwave oven with warmer drawer below, island with oak counter, breakfast bar and inset Neff induction hob with extractor hood over, natural stone tiled floor, glazed double door to private patio seating area suitable for al fresco dining, opening to inner hallway



Living room

With timber single glaze sash window to the front and side aspect, exposed floorboards, open fireplace with decorative tiled inserts, stone hearth and wooden mantle, under stairs storage cupboard, door to

Dining room

With window to the rear aspect, tiled floor, fitted storage cupboard, covered fireplace with exposed wooden mantle, door to

Inner hallway

With double glazed stable door to the side aspect, natural stone tiles floor, door to

Utility/ boot room

With single glazed timber window to the side aspect, oak counter with under mounted butler sink with chrome mixer tap over, space for appliances including washing machine, timber dryer and American style fridge freezer, integral storage cupboard, natural stone tiled floor, door to

Guest cloakroom

With timber single glazed windows to the side and rear aspect, low level wc with high hung cistern, wall mounted wash basin, part tiled walls, natural stone tile floor

First floor

Landing

With loft access via hatch, airing cupboard, single glazed windows to the side and rear aspect, doors to



Principal bedroom

With single glazed timber sash windows to the front and side aspect, feature fireplace with wooden mantle, fitted wardrobe, door to walk in wardrobe, door to en-suite shower room

En-suite shower room

With single glazed timber window to the side aspect, contemporary suite comprising; low level wc with eco flush button, vanity unit with inset wash basin with chrome mixer tap over and corner shower with glass and chrome sliding door, part tiled walls, tiled floor, integral storage cupboard

Bedroom two

With single glazed timber sash window to the front aspect, integral wardrobes, feature fireplace with wooden mantle

Bedroom three

With single glazed timber sash windows to the side and rear aspect, open fireplace with wooden mantle, large integral double cupboard, pedestal wash basin

Bedroom four

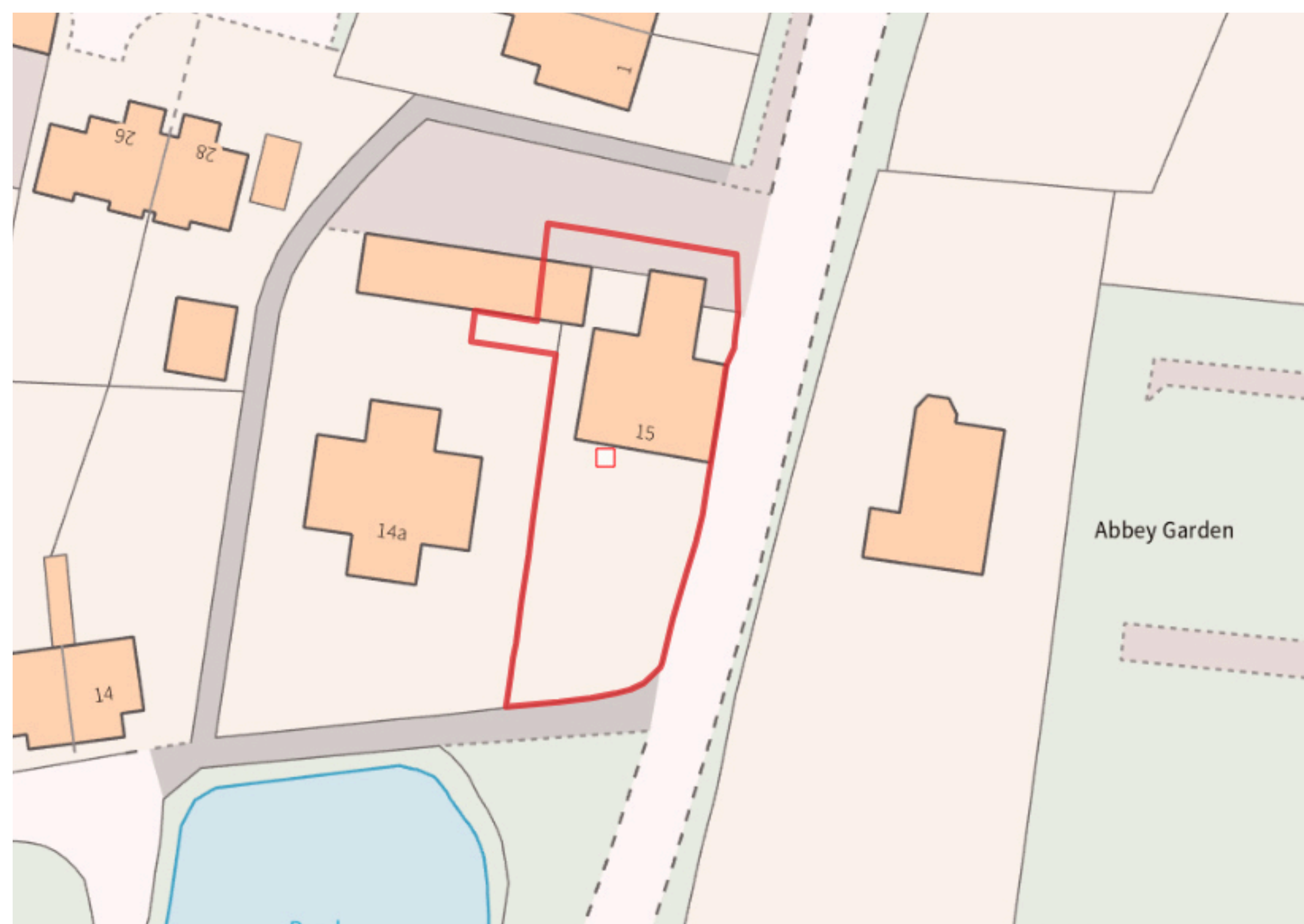
With double glazed timber window to the side aspect

Family bathroom

With single glazed timber window to the rear aspect, suite comprising; low level wc, bidet, pedestal wash basin and bath with chrome mixer tap and hand held shower head attachment, large integral storage cupboard





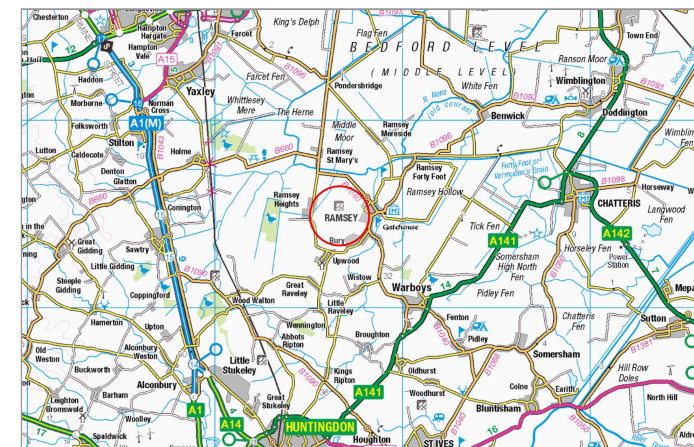
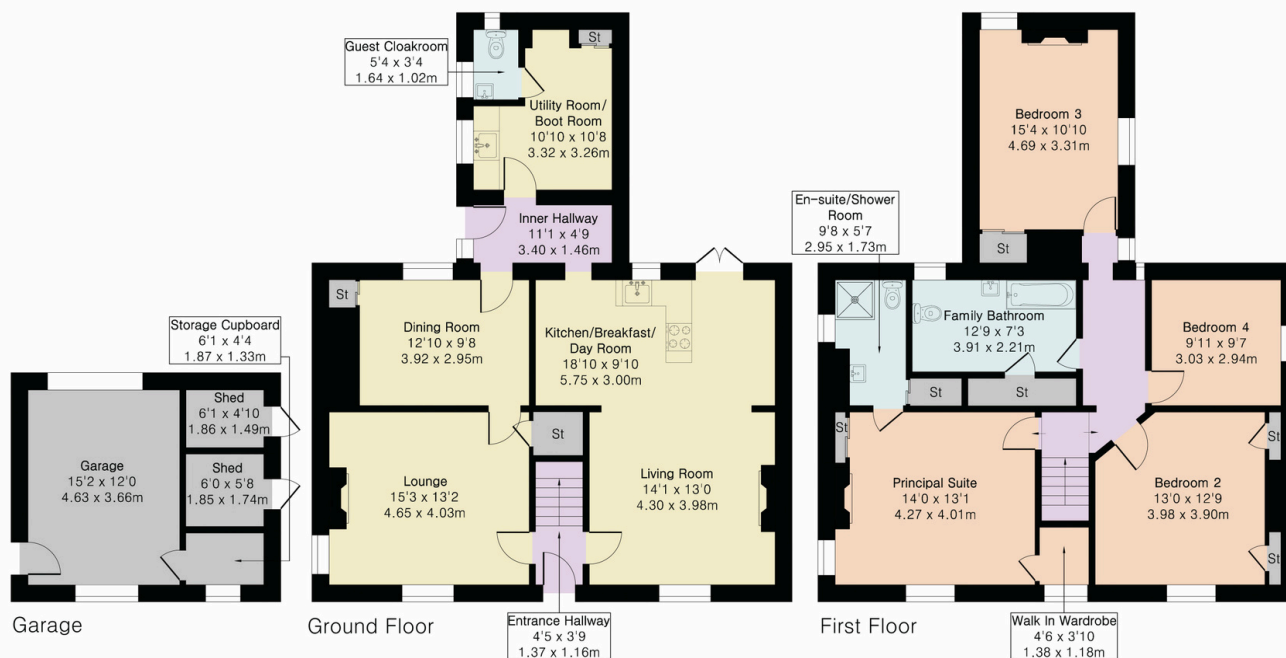


Approximate Gross Internal Area 1976 sq ft - 184 sq m (Excluding Garage)

Ground Floor Area 988 sq ft – 92 sq m

First Floor Area 988 sq ft – 92 sq m

Garage Area 266 sq ft – 25 sq m



Tenure: Freehold

Services: Mains Electricity, Mains
Drainage, Oil Fired Boiler.

Council Tax Band: E

EPC: F

Important Information Regarding the
Property Title: 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, can be found
within the official title register. The
property is registered under Title Number:
CB359351. A copy of the title register and
title plan can be obtained from HM Land
Registry or via your legal representative.

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

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

Agents Note: A Material Information Pack has
been created to be read in conjunction with
the particulars and can be made available
upon request.

Contact: Harry Simmonds Divisional Partner,
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