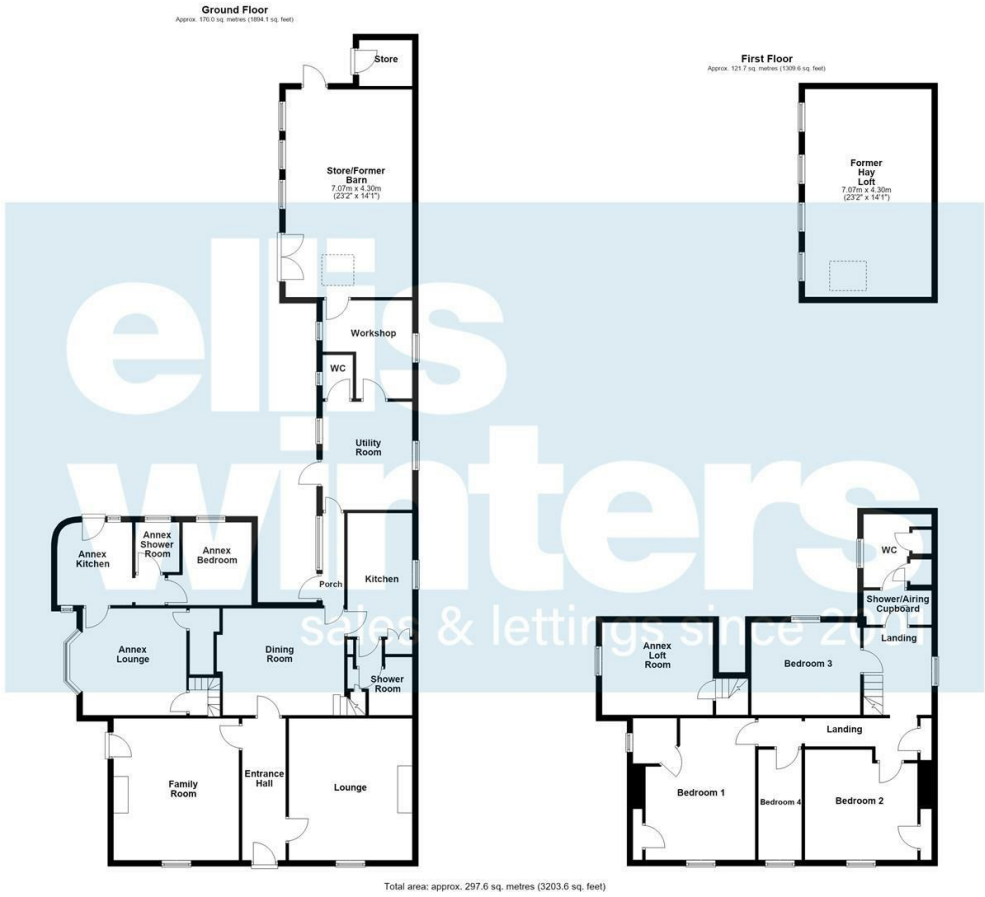




Ground Floor

Entrance Hall
4.82m (15'10") x 1.48m (4'10")

Lounge
4.82m (15'10") x 4.20m (13'9")

Family Room
4.82m (15'10") x 4.27m (14')

Dining Room
4.14m (13'7") x 3.63m (11'11")

Kitchen
4.20m (13'9") x 2.21m (7'3")

Shower Room
2.21m (7'3") x 2.00m (6'7")

Porch

Utility Room
3.69m (12'1") x 3.05m (10')

WC

Workshop
3.34m (11') x 3.05m (10') max

Store/Former Barn
7.07m (23'2") x 4.30m (14'1")

Annex Lounge 3.63m (11'11") x 3.53m (11'7")

Bay window to side, door to:

Annex Kitchen 2.82m (9'3") x 2.55m (8'4")

Window to front, window to rear, door to:

Open plan, door to:

Annex Shower Room

Window to rear, door to:

Annex Bedroom 2.85m (9'4") x 2.82m (9'3")

First Floor

Landing

Bedroom 3
3.71m (12'2") x 3.15m (10'4")

Shower/Airing Cupboard

WC/Former Bathroom

Landing

Bedroom 1
4.82m (15'10") x 4.15m (13'7") max

Bedroom 2
3.82m (12'6") x 3.76m (12'4")

Bedroom 4
3.76m (12'4") x 1.49m (4'11")

Annex Loft Room
3.77m (12'4") x 3.15m (10'4")

Former Hay Loft 7.07m (23'2") x 4.30m (14'1")

Outside

Gates to the side provide access to the off-road parking, and a substantial, private, and enclosed rear garden. The rear garden offers a wealth of trees, shrubs, lawn's, vegetable plots, brick-built storage, garage, wood store, summer house, outside shed, and a greenhouse. There are paved pathways, and seating areas, along with a brick-built BBQ 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 £66.67 + 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.

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GUIDE PRICE

£500,000

High Street

Somersham, Cambridgeshire, PE28 3EH

PROPERTY SUMMARY

A rarely available, Grade II Listed, detached home, within a popular village location. This home is in need of a full renovation, but offers a substantial amount of potential and development opportunity (STP), and measuring approx. over 3,200 SQFT of accommodation. It boasts unique features throughout, various outbuildings, and versatile accommodation. The property offers three reception rooms, four bedrooms, a self-contained one bedroom Annex, with a loft room, three bathrooms, enclosed off-road parking, a substantial enclosed garden, and is within walking distance to the village amenities and schools. Offered with no onward chain, a viewing comes highly recommended to appreciate the works needed, the uniqueness, and the overall potential this great home has to offer.

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