

£400,000

St. Marys Road, Ramsey St Mary's, Huntingdon PE26 2SN



To arrange a viewing call us now on 01354 694900

Perfectly suited for equestrian enthusiasts and those seeking a redevelopment opportunity, this THREE BEDROOM DETACHED BUNGALOW occupies approximately 5.25 ACRES (STMS) and offers exceptional potential.

The existing accommodation comprises a KITCHEN/BREAKFAST room, living room, three bedrooms, family bathroom and separate WC. Outside, the property benefits from TEMPORARY STABLING, GRAZING PADDOCKS and EXTENSIVE GROUNDS. While some areas of the land are currently overgrown, the plot presents a fantastic opportunity to create a superb equestrian facility or enhance and redevelop the existing property, subject to any necessary consents.

Enjoying a generous rural setting with substantial acreage, this is a rare chance to acquire a property with significant scope for improvement and future development.

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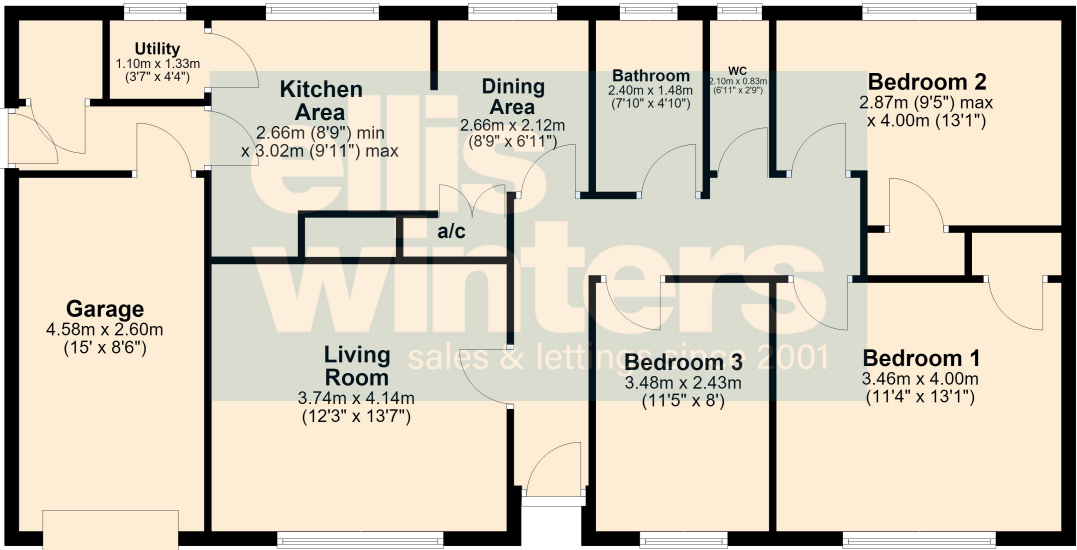
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Ground Floor



Ground Floor

Living Room
4.14m (13'7") x 3.74m (12'3")

Kitchen Area
3.02m (9'11") max. x 2.66m (8'9") min.

Dining Area
2.66m (8'9") x 2.12m (6'11")

Bedroom 1
4.00m (13'1") x 3.46m (11'4")

Bedroom 2
4.00m (13'1") x 2.87m (9'5") max.

Bedroom 3
3.48m (11'5") x 2.43m (8')

Bathroom
2.40m (7'10") x 1.48m (4'10")

WC
2.10m (6'11") x 0.83m (2'9")

Store
1.27m (4'2") x 0.55m (1'10")

Utility
1.33m (4'4") x 1.10m (3'7")

Garage
4.58m (15') x 2.60m (8'6")

Outside

The land is laid mainly to grass with areas overgrown with bramble. The stables are for temporary use and would need to be replaced moving forward.

Services

Mains electricity and water. Drainage is via a septic tank. There is currently no heating within the property.

Agents Note

The property is ideally a cash purchase and is sold as seen apart from personal belongings etc.

Tenure Freehold
Council Tax Band B
EPC G

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 plus VAT per transaction (£80 inc VAT), 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.

Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.