



Rosemary Cottage Benwick Road, Ramsey Huntingdon
£550,000 **Freehold**

**Sharman
Quinney**

Key Features



- Rare Opportunity To Be Self-Sufficient
- Large Plot of Over 5.8 acres (sts)
- Spacious Gravelled Driveway
- Character Features Throughout
- Featured Victorian Open Fire Place's

Description

Ground Floor

Entrance Porch
Leading to;

Kitchen

Beautiful Farmhouse Kitchen comprising of a matching range of ash wood base units with featured bricked surround, pantry and window to rear offering picturesque field views.

Utility Room

Electricity and plumbing for a Fridge-Freezer and Washing Machine with window to rear and French Doors leading to the Garden.



Dining Room

Multifunctional room with window to front and French Doors leading to;

Living Room

Window to front, featured Victorian Open Fireplace with sliding doors leading to;

Conservatory

The perfect spot to relax and enjoy the panoramic views with electrical sockets and French Doors leading to the Garden.

Family Room/ Additional Bedroom

Multifunctional room with a featured Victorian open Fire, window to front and side.

Principle Bedroom

Window to rear offering field views and leading to;

En-Suite

Fitted with a three-piece suite, and comprising of a double shower cubicle, wash hand basin, low-level-WC and window to rear.

Bedroom 2

Window to front.

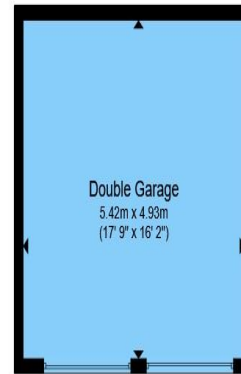
Family Bathroom

Fitted with a three-piece suite, and comprising of a freestanding bath with handheld shower head, wash hand basin, low-level-WC and window to





Ground Floor



Garage

Total floor area 186.5 m² (2,007 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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rear.

Bedroom 3
Window to front.

Outside

Set back from Benwick Road, the front of the property offers a large, gravelled driveway providing parking for multiple cars with laid lawn to the front.

The wrap around garden offers a generous seated patio area with laid lawn to rear. The side of the garden provides an "allotment area" with raised beds perfect for families looking to become self-sufficient.

Double Garage

Two up and over doors with lighting and power.

Agricultural Land - 5.5 acres (sts)

The home owners have informed us that the additional agricultural land is on a separate title deed. Agricultural land means land that is mainly used for farming or related rural activities. This includes;

- Growing Crops
- Grazing Animals
- Dairy Farming
- Poultry Farming
- Orchards and Vineyards
- Pasture and Meadow Land

Agricultural land can also include Farm buildings used for agriculture. For further information relating to agricultural land please contact our office.

Agent Notes

The homeowners have informed us that they have an informal agreement in place with a local farmer for the farming of the agricultural land. The homeowners have also informed us of an annual combined drainage charge of £200 for the agricultural land.

Selling your property?

Contact us to arrange a **FREE** home valuation.

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 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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