



The Waterhaven, Earith
Huntingdon

Offers in Excess of £850,000



The Waterhaven

Earith, Huntingdon

"The Collection" by Harvey Robinson are delighted to present this exceptional five bedroom detached riverside residence, set within an exclusive courtyard of just six homes. Offered with no onward chain and enjoying a prime position overlooking the River Great Ouse, the property offers a rare combination of tranquillity, privacy, and low maintenance luxury complete with its own private 30ft mooring. Owned and beautifully maintained for over two decades, the home has been thoughtfully enhanced throughout, making it an ideal choice for buyers seeking riverside living without the burden of ongoing works. Recent upgrades include a stunning Orangery, designed to frame uninterrupted views of the garden and river. All bathrooms and ensuites have been stylishly refitted in the last 18 months by a highly regarded local specialist, adding a contemporary finish to the home. A charming, well stocked courtyard garden sets the tone on arrival, leading to a welcoming entrance hall. From here, the ground floor unfolds into a series of generous and versatile spaces including a downstairs cloakroom, a large, fully fitted kitchen/breakfast room with ample storage and preparation space, a dining room ideal for everyday living and entertaining, a dedicated home office/games room offering flexibility for modern living, a bright lounge with doors opening directly onto the rear garden, and the impressive Orangery, perfectly positioned to enjoy year round views of the river. The first-floor hosts five well proportioned double bedrooms and beautifully refitted shower rooms. The guest bedroom benefits from a modern en suite, while the primary suite is a standout feature offering a dressing area, a luxury re fitted en suite, and a private balcony with elevated views across the gardens, and the river beyond.

- Five Bedrooms Detached Family Home
- Waterside Property with 30ft Private Mooring
- Three Re-fitted Bathrooms/En-suite's
- Three Reception Rooms and Open Plan Living Area





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The south facing rear garden is arranged over two levels, designed to maximise both relaxation and the riverside outlook. A spacious upper patio includes an electric awning for shade on sunny days, while the borders are richly stocked with mature shrubs and colourful planting. A further seating area at the water's edge provides a peaceful vantage point over the river and direct access to the impressive 30ft mooring. The property benefits from excellent parking provision for 5 vehicles- a Large double garage for two cars, plus 3 additional allocated parking spaces. along with an electric vehicle charging point.

THE LOCATION

Earith Village and surrounding area • There are a number of Countryside Walks from Earith village including RSPB sites - turn left out the property approx. 50 yds on your left is a public footpath to Bury Fen riverside walk which is part of the Ouse Valley Way 42-mile footpath. Many parts of the Ouse Valley Way are split into smaller circular walks which can be accessed from Bury Fen. The riverbank walk will take you to the market town of St. Ives. Various other country walks along public footpaths & bridal ways will take you to the neighbouring villages of Colne, Bluntisham, Somersham, & Needingworth. The short drive to St. Ives gives the opportunity to explore further walks along the river to the villages of the Hemingfords, Houghton, (National Trust site) Godmanchester, & Huntingdon. The walks are ideal for walkers of all ages with beautiful scenery & wildlife, along the way, and at least one pub in every village serving food. You can also access additional walks around the village via the local Fisheries lakes.









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- Earith village has a monthly Community Cafe held at the village hall, offering locally baked bread, cakes, sandwiches along with drinks, all proceeds going to a different charity each month
- Shops within walking distance of the village are the Post Office/shop and the East end of the Village and there is a store at Bluntisham (approx 1 mile)
- The Village has its own local pub (The Crown) there is also the White Swan in Bluntisham (20 minute walk) and the Green Man in Colne (30 minute walk) all serving food. There is a primary school in the village, the nearest secondary schools being in St Ives, Ramsey or Swavesey.

FAQ:

Vendors onward movements: Downsizing, no chain

Council tax: Band G

Property built: 1999

How long have the owners lived here: Since 2006

Garden: South facing

Water meter: Yes

Boiler last serviced: Feb 2026

These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee of £30 (incl. VAT) per purchaser.

“The Collection” by Harvey Robinson are delighted to present this exceptional

five bedroom detached riverside residence, set within an



ORANGERY
19'3" x 11'6"
5.87m x 3.51m

LIVING ROOM
19'3" x 17'7"
5.87m x 5.35m

DINING ROOM
11'8" x 11'7"
3.56m x 3.52m

STUDY
11'8" x 11'7"
3.55m x 3.53m

KITCHEN
19'4" x 17'6"
5.89m x 5.33m

STORAGE

WC

HALLWAY
UP

Floor Plan Details:

- MASTER BEDROOM:** 15'5" x 11'8" (4.70m x 3.56m). Includes a balcony, storage, and a master bedroom label.
- ENSUITE:** Two ensuite rooms, each with a bathtub and shower.
- HALLWAY:** Central hallway with storage areas.
- LANDING:** Central landing area with a staircase labeled "DOWN".
- BEDROOM 3:** 11'6" x 9'8" (3.51m x 2.95m).
- BEDROOM 2:** 11'8" x 11'6" (3.55m x 3.51m).
- BEDROOM 4:** 11'7" x 8'7" (3.52m x 2.62m).
- BEDROOM 5:** 11'6" x 8'6" (3.51m x 2.59m).
- BATHROOM:** Includes a bathtub and shower.

DOUBLE GARAGE
17'7" x 16'11"
5.35m x 5.16m

TOTAL FLOOR AREA : 2547 sq.ft. (236.6 sq.m.) approx.
Made with Metropix ©2026



The Collection by Harvey Robinson

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