



- Detached Period Home with Three Double Bedrooms, Set In Approx.  $\frac{3}{4}$  of an Acre
- Range of Outbuildings Ideal for a Variety of Uses (STPC) ● Ample Parking for Multiple Vehicles
- Private Rural Location with Nearby Amenities in Huntingdon and Excellent Transport Links
- Ideal Opportunity to Create the Dream Country Home or Ideal Development Project
- Offered for Sale with No Upward Chain

REF: AR8658

## GENERAL AND SITUATION

Approximate Distances:

Huntingdon and St Ives 3 miles • Peterborough and Ely 20 miles • Cambridge 21 miles

Easy Access to A14, A1, A11 and M11

An exciting opportunity to acquire this detached three double bedroom period home set in approx.  $\frac{3}{4}$  of an acre with useful range outbuildings and ample parking in a rural location.

Offered for sale with no upward chain, the property offers plenty of scope to be used for a variety of uses with the two large barns offering potential for development subject to any necessary planning permissions.

The property is set in a rural location on the edge of Huntingdon. The open fields to three sides provide a peaceful countryside living with privacy yet with easy access to Huntingdon with its good road and transport links.

Huntingdon is a thriving market town with a range of independent shops, cafes and restaurants, together with a Tesco, Waitrose and Marks and Spencer's supermarkets. There are a range of highly regarded schools namely St Peters and Hinchingsbrooke, plus leisure and health care facilities. Huntingdon Station provides direct trains to London King's Cross and the A1(M) and A14 offer road connections to Cambridge, Peterborough and London.

## THE RESIDENCE

A detached house with LPG central heating and partial double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

Entered at the front via a door leading into the **Entrance Hall** with laminate flooring, dado rail with timber paneling below and full-length window.

**Kitchen / Dining Area** which is fitted with a range of wall and base units with rolled edge worksurfaces, 1½ bowl sink with mixer tap and tiled splash backs, tiled flooring, space for various appliances including American style fridge / freezer. There is a dual fuel range style cooker, integrated electric oven, coal effect electric stove style fire with marble effect hearth and wooden surround. Beams to the ceiling and dual aspect windows.

**Utility Room** fitted with a range of wall and base units with rolled edge worksurfaces, single drainer sink unit with mixer tap and tiled splash backs, tiled flooring, plumbing for washing machine, and space for dishwasher, dual aspect windows, access to the loft space above, spot lighting to ceiling, stable door to rear elevation and double-glazed sliding doors lead to:

**Conservatory** with tiled flooring, access to loft space above, windows to all sides and door leading to outside.

The light and airy **lounge** has a brick inglenook style fireplace (currently blocked) with timber mantle over, ceiling beams, and full-length windows / sliding patio doors overlooking the gardens and open fields beyond, laminate flooring.





From the **Inner Hallway** there is access to a **Shower Room** with shower cubicle with electric shower, tiled walls, tiled flooring. **Separate W.C** with part tiled walls and tiled flooring and a **Family Bathroom** fitted with a three piece suite including corner bath, wash hand basin and WC, tiled walls, tiled flooring, beams to ceiling and window.

The **Study / Occasional Bedroom Four** has two windows and some sloping ceiling / restricted head height.

There are **Three Double Bedrooms** on the first floor, **Bedroom One** with windows to the front and rear, sliding mirrored doors leading to an **En Suite** with part tiled walls and fitted with WC and wash hand basin.

**Bedroom Two** has spacious eaves storage cupboard and rear window and **Bedroom Three** has rear window.

### OUTSIDE and OUTBUILDINGS

Double gates from the road lead onto an unregistered, shared access trackway, then further double gates lead to the property.

There are formal gardens to the front, side and rear of the residence. The front garden is laid mainly to lawn with a pathway. To the side there is further lawn and patio area with raised beds with a variety of trees / shrubs and to the rear there is a further paved patio area.

Adjoining the house to the rear is an attached **Outhouse / Boiler Room** with a window and tiled flooring..

There are the following outbuildings which in the agent's opinion present extensive development / barn conversion opportunities (Subject to any necessary planning consents). Please see floorplan for approx. measurements.

**Barn One** with ramp access and double doors.

**Barn Two** used as a workshop with double doors, power and lighting. Adjoining **Office Room** NB the roof is in need of attention.

There are large concrete parking areas outside both barns with space for parking / turning lorries, caravans and trailers, etc.

NB: The vendors have spoken to the neighbouring farmer who owns land across the access track. He may rent out some paddock land to potential purchasers which could open this property up for smallholding / equestrian / canine use. Prospective purchasers to make their own, further enquiries.

IN ALL APPROX.  $\frac{3}{4}$  OF AN ACRE (About 0.3 Hectares)

# RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

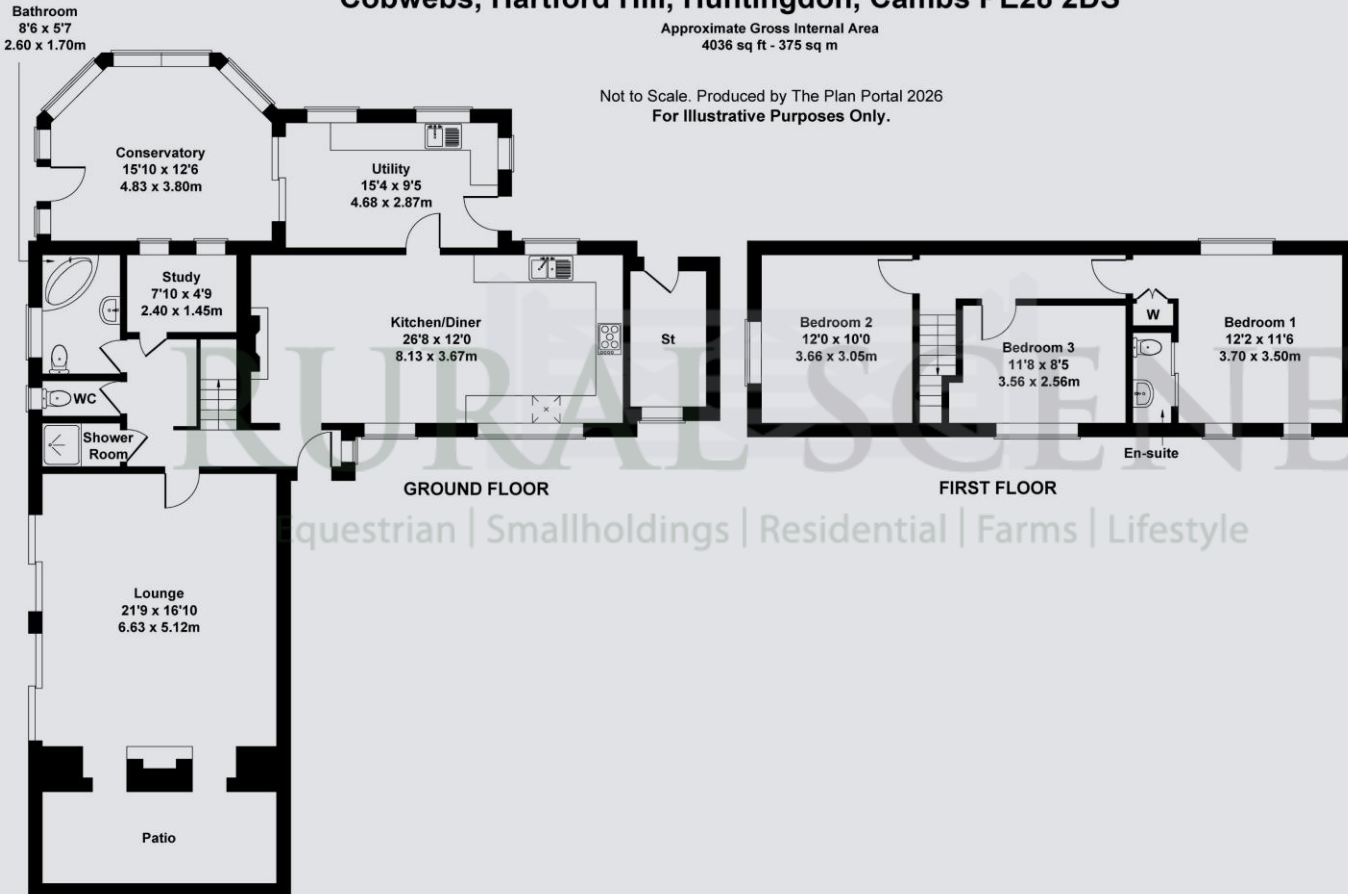
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**Cobwebs, Hartford Hill, Huntingdon, Cambs PE28 2DS**

Approximate Gross Internal Area  
4036 sq ft - 375 sq m

Not to Scale. Produced by The Plan Portal 2026  
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**VIEWING**

Strictly by appointment only with the Agents

**LOCAL AUTHORITY**

HUNTINGDON DISTRICT COUNCIL

**SERVICES**

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, LPG  
CENTRAL HEATING, TELEPHONE (connected and available  
subject to normal transfer regulations)

**TENURE** Freehold    **ENERGY RATING** F    **COUNCIL TAX** E

**DIRECTIONS**

From the A1307 Hartford Roundabout, take the A141 slip road to  
Huntingdon / St Ives. Follow the A141 and the gates leading into  
the shared track / access which lead to the property can be  
identified on the right hand-side. There is no for sale board.  
If you reach another roundabout, you have gone too far.

what3words ///everybody.musician.trams



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