



THE OLD POST OFFICE

Church Street, Woodhurst, Huntingdon, PE28 3BN

[elliswinters & co](#)

Exclusive & New Homes

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Grade Two Listed Detached Former Post Office

Ellis Winters Exclusive is delighted to present The Old Post Office, an exceptional Grade II listed residence set within the sought-after village of Woodhurst. Rich in history, charm and architectural character, this remarkable home offers approximately 4,000 sq ft of versatile accommodation, blending period elegance with the space and practicality required for modern living.

From the moment you step inside, the property reveals a wealth of original features, with exposed beams, elegant sash windows, beautiful fireplaces and characterful stone flooring creating a distinctive sense of heritage and timeless appeal throughout.

The ground floor offers an impressive selection of reception rooms, providing flexibility for both relaxed family living and more formal entertaining. Positioned towards the rear of the home, the kitchen and dining area form the natural heart of the property, offering a welcoming space in which to gather and entertain. This sociable area is further complemented by a useful pantry, a generously proportioned utility room and a convenient cloakroom.

Upstairs, four well-appointed double bedrooms provide comfortable and versatile accommodation. The principal bedroom enjoys the added benefit of an en-suite shower room, finished with a classic three-piece white suite, alongside a walk-in wardrobe. The family bathroom has been thoughtfully updated, with contemporary finishes carefully chosen to complement and preserve the home's original character. Beyond the main residence, a collection of superb outbuildings adds a further dimension of versatility, having served a variety of purposes during the current owners' tenure. These include a substantial home office and a dedicated art space, offering exciting possibilities for those seeking additional workspace, creative studios or flexible ancillary accommodation.

Outside, the property enjoys a mature and private rear garden, providing a peaceful setting in which to relax and unwind. The grounds are approached via a gated gravel driveway, creating an attractive sense of arrival and further enhancing the privacy and appeal of this distinctive home.

A rare opportunity to acquire a home of such character, scale and versatility in a desirable village setting, The Old Post Office is a property that must be experienced in person to be fully appreciated.





Ground Floor

3.65m (12') x 3.58m (11'9")

5.38m (17'8") max x 4.26m (14')

Former Post Office/Reception Room
9.30m (30'6") x 5.25m (17'3")

Kitchen
5.45m (17'11") x 2.96m (9'8")

Store
2.49m (8'2") x 1.58m (5'2")

Hallway
7.89m (25'11") x 7.29m (23'11")

Pantry

Store
4.26m (14') x 2.02m (6'7")

Formal Lounge
4.71m (15'6") x 4.11m (13'6")

Utility and Boot Room
5.44m (17'10") x 4.36m (14'4")

Workshop
5.25m (17'3") max x 4.26m (14')

Family Room
4.48m (14'8") x 4.38m (14'4")

WC

Potting Shed
4.16m (13'8") x 1.78m (5'10")

Dining Room

Store Room



First Floor

Landing

Bedroom 3

4.22m (13'10") x 3.35m (11')

Bedroom 4

3.77m (12'5") x 3.51m (11'6")

Landing

Bedroom 1

4.77m (15'8") x 4.13m (13'7")

Walk-in Wardrobe

En-suite Shower Room

3.56m (11'8") x 2.66m (8'9")

Bedroom 2

4.49m (14'9") x 3.51m (11'6")

Bathroom

3.98m (13'1") x 3.56m (11'8")

Studio

5.94m (19'6") x 4.49m (14'9") max

Store

WC

Lounge/Meeting Room

5.62m (18'5") x 3.89m (12'9")

Office

8.75m (28'8") x 3.89m (12'9")



Outside

Gravelled driveway, and gates to the side provide access to further gravelled parking and the rear garden. The substantial rear garden features paved patio seating areas, lawns, mature, well-stocked planted beds and borders, various climbing plants and trees, all offering a degree of privacy, and tranquillity. There is also access to the potting shed, stores, and the workshop.

A sense of the place...

Serving as Woodhurst's village Post Office until 1998, the property holds a special place in the village's story. Today, its historic identity offers a unique point of difference for buyers seeking a home with character, heritage and a sense of place.

Woodhurst itself is recognised for its traditional Anglo-Saxon ring-village form. A charming rural village in Huntingdonshire, renowned for its distinctive historic layout, traditional architecture and peaceful Cambridgeshire countryside setting.

With the market town of St Ives and the wider amenities of Huntingdon within reach, Woodhurst combines the appeal of traditional village living with access to larger centres for shopping, leisure and transport connections.

The Old Post Office presents a rare opportunity to own a home with a genuine connection to the history and character of this special Cambridgeshire village.



Further Information

Tenure: Freehold

EPC Rating: N/A – The property is Grade 2 Listed

Council Tax Band: 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.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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