



HARVEY ROBINSON

£425,000

Holywell, PE27 4TG

- Three Bedroom Detached
- Grade II Listed Cottage
- Views of River Ouse
- 0.29 Acre Plot

- Large Timber Outbuilding
- Two Reception Rooms
- Potential to Extend and Improve (STPP)
- No Onward Chain



## PROPERTY SUMMARY

'The Collection' by Harvey Robinson are delighted to be marketing this three-bedroom detached, Grade II listed cottage in one of the area's most sought-after locations on Holwell Front. The property occupies a beautiful plot of approximately 0.29 acres which is private and well established. Overlooking fields and the great River Ouse, the property is perfectly placed for those that love outdoor activities with kayaking, boating and canoeing frequently seen on this stretch of the river. Impressive countryside walks can also be found locally making this location a preferred option for dog walkers and ramblers. With this delightful, scenic location, the property would make an excellent holiday or second home for anyone wishing to enjoy a slower pace of life. The accommodation in brief comprises an entrance hall, dining room and lounge with back to back wood burners situated in an impressive inglenook fireplace, kitchen and a family bathroom to the ground floor. To the first floor there are three bedrooms, all of which enjoying the beautiful views to the front. Outside there is a wood store attached to the side of the property and a large timber outbuilding within the gardens measuring 24ft x 12ft which could be converted into a home office/games room/gym subject to planning. Offering rural living, picturesque views and excellent amenities, this property would offer the perfect second home option for those looking to escape the bustle of city living.



## LOCATION & AMENITIES

Holywell is a Saxon ring village, one of only three in Cambridgeshire and therefore benefits from no-through traffic. The village is one of the most sought-after in the local area with properties on Holywell front being in even higher demand due to the unrivalled views over fields and the River Ouse. There are fantastic walks along the river bank that will take you in to the popular market town of St Ives or many of the neighbouring villages. The recently refurbished Old Ferry Boat Inn, which is believed to be one of the oldest Inn's in England is situated within a short walk of the property and is perfect place to eat or even just enjoy a drink whilst looking out on to the river. Other amenities that can be found close by in Needingworth are a convenience store/post office, a village hall, two further pubs/restaurants and access to the RSPB Nature Reserve. St Ives is located just over 2 miles from the property and offers even more facilities including the Park & Ride that provides a regular service in to Central Cambridge. For those wishing to visit London the mainline station in Huntingdon is less than a 20 minute drive from the village and provides access into central London in just over an hour.





## FAQ

Postcode for SatNav: PE27 4TG

What3Words Location: decking.multiply.regarding

Age of Property: 1640

Council Tax Band: D

Onward Movements: End of Chain

Garden Aspect: N

Primary Catchment: Holywell Cum Needingworth

Secondary Catchment: St Ivo

Water Meter: Yes, in the Kitchen

Thatch: Re-thatched in 2018



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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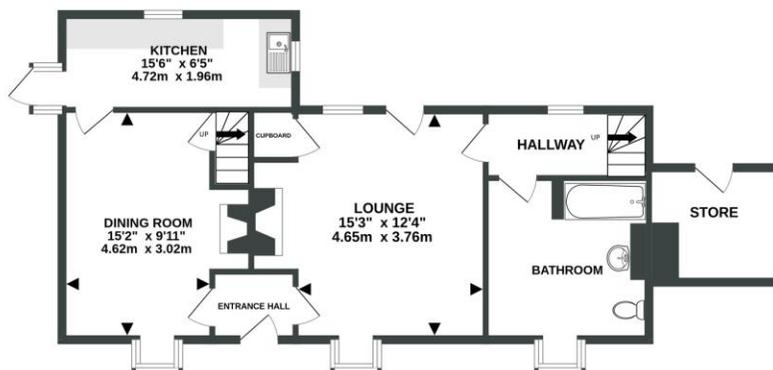
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GROUND FLOOR  
748 sq.ft. (69.5 sq.m.) approx.

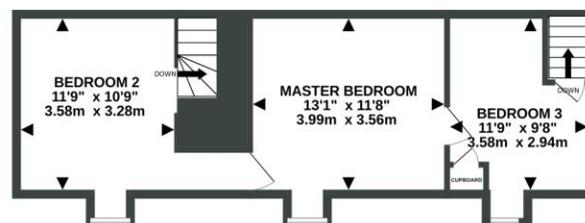


OUTBUILDING  
304 sq.ft. (28.2 sq.m.) approx.



OUTBUILDING  
24'8" x 12'4"  
7.51m x 3.76m

1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



EPC Exempt

TOTAL FLOOR AREA : 1494 sq.ft. (138.8 sq.m.) approx.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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