



HARVEY ROBINSON

Guide Price

£80,000-£90,000

Banks End

Wyton, PE28 2AA

- One Bedroom House Boat
- Renovated Roof Terrace
- Tranquil Riverside Location
- Immaculately Presented Throughout

- Panoramic Views Across Marina
- Gas Central Heating
- Open Plan Living Accommodation
- Private Mooring



PROPERTY SUMMARY

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Harvey Robinson Estate Agents St Ives are delighted to present for sale this immaculately presented, one bedroom houseboat situated on the picturesque East Pontoon, at the Hartford Marina. Having been thoughtfully renovated by the current owner, this houseboat offers a more tranquil view at life, complete with recently renovated roof deck, perfect for enjoying the summer months on the water. The accommodation in brief comprises a 19ft lounge diner, a kitchen with new fridge freezer, a renovated shower room, and a spacious master bedroom with built in storage. To complete this stunning houseboat, a wraparound deck can be found, providing access to both the decking area to the front of the property, as well as the mooring to the side of the property, and a redecked 38ft roof terrace above the houseboat, which often are used for patio furniture, and storage sheds. Ample residents parking can be found just a minutes' walk from the property and is accessed from the main road behind a locked gate, to provide that extra feeling of security to residents. With stunning panoramic views of the whole East Pontoon to be enjoyed, and many fixtures and fittings to be included, this property is not one to be missed. Viewing of this rarely available immaculate property is highly recommended and can be arranged by contacting the St Ives office.



LOCATION AND AMENITIES

Located within the picturesque Hartford Marina development the property enjoys beautiful views across the marina and ample secure parking behind a gated access. Hartford Marina is on the Great River Ouse located approximately 20 miles away from Cambridge and a short distance to the two market towns of Huntingdon and St Ives. On-site facilities include a full chandlery, family restaurant/carvery, canoe-hire and a members social club. The property is perfectly located as a holiday home and can be found just over a mile from Huntingdon station which provides a mainline route to central London in just over an hour. In the other direction, the guided bus can be found in nearby St Ives offering regular services to Cambridge in just over half an hour. The marina is centrally located between both Huntingdon and St Ives which offer an array of shops, restaurants and leisure centres. For those who enjoy the outdoors, there are excellent walks that can be found nearby particularly along the Ouse Valley Way.





FAQ'S

Postcode for SatNav: PE28 2AA

What3Words Location: elbow.iceberg.clasping

Seller's Onward Movements: Relocating Out Of Area

Current Owners Lived in Property: 2 years

Council Tax Band: A

UPVC Windows: 2000

Top Deck: Redecked (£5,000) 2 Years Ago

All Handrails Recently Repainted

Gas: Calor

Washing machine, fridge freezer, oven, stove, dishwasher, carpets, and blinds will all be staying in the property.

Rates changed as of 1st April 2024.

The vendor informs us that there is a service charge/mooring fee of approximately £730 per month over a 12 month period which includes water rates, bin collection, maintenance of the marina and pontoons and mooring for a boat adjacent to the Houseboat. There is a 15% discount for paying annually. Ting Dene tariffs can be found online.

Please note you are unable to rent the Houseboat or the mooring.

GENERAL

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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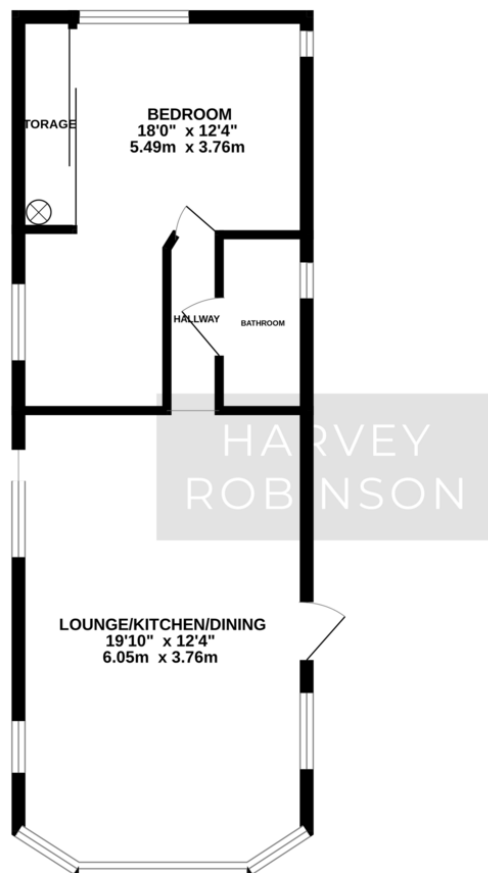
British Property Awards 2024 – Gold Winner

4.9 Star Google Review Rating





GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



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

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