

A photograph of a row of traditional stone houses on a street. The houses are made of light-colored stone with dark roofs and multiple chimneys. The sky is blue with some clouds. A dark grey banner is in the top right corner with the text 'HARVEY ROBINSON'. A dark grey banner is in the bottom left corner with the text 'Offers In Excess Of £375,000 High Street Colne, PE28 3ND'.

HARVEY ROBINSON

Offers In Excess Of  
£375,000  
High Street  
Colne, PE28 3ND



- Charming Grade II Listed Character Cottage
- Three Generous Bedrooms
- Open Plan Kitchen Diner
- Sought After Village Location

- Orangery With Vaulted Ceiling
- Separate Utility Room
- Private Rear Garden
- Driveway For Two Cars



## PROPERTY SUMMARY

\*\*\*GUIDE PRICE £375,000 - £400,000\*\*\*

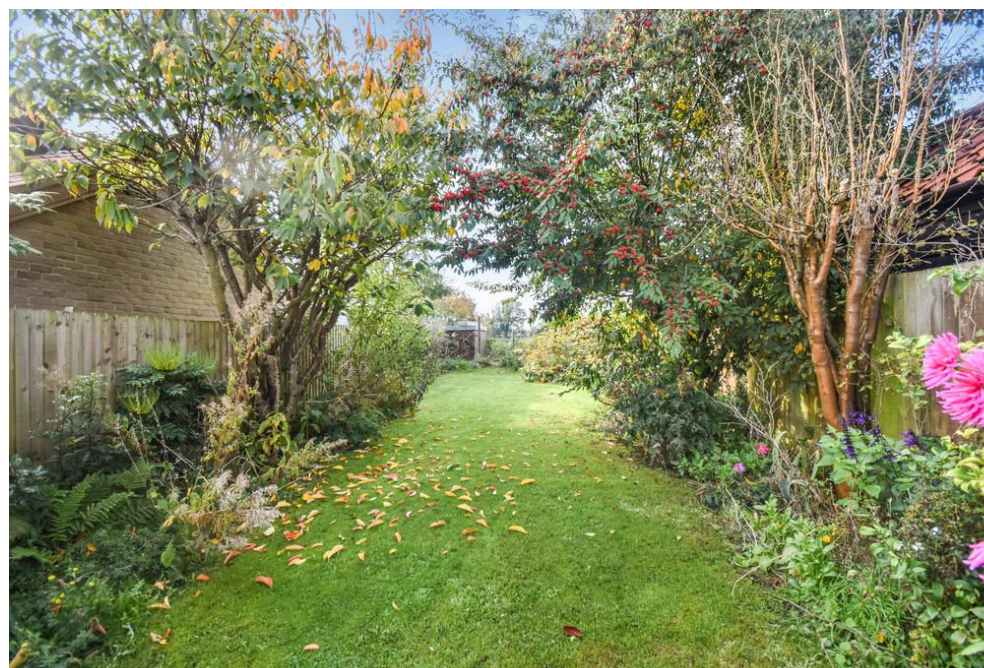
Harvey Robinson Estate Agents in St Ives are delighted to present for sale this three bedroom character cottage in the heart of the idyllic village of Colne. Built in the late 16th century, this property exudes charm. Grade II listed, this home has retained many of its original features including exposed beams and a breathtaking inglenook fireplace. The ground floor boasts a large open plan kitchen dining room, utility and cloakroom. There is a second entrance to the side of the property, accessible from the driveway, which leads into a bright entrance hall connecting to the lounge. The lounge connects to the vaulted ceiling orangery which opens to the rear courtyard which creates the perfect space to enjoying the warmer months with loved ones. Beyond the courtyard, there is a driveway with off road parking for two cars and a further garden, laid to lawn with beautiful field views. To the first floor there is a master bedroom with built in storage, two further bedrooms and a three piece family bathroom suite. Interest in this beautifully presented property is expected to be high, so to avoid missing out contact the St Ives office to arrange a viewing.





## LOCATION AND AMENITIES

Colne is a popular village located approximately 5 miles outside of St Ives and roughly 10 miles from Huntingdon's mainline train station which gets you in to London Kings Cross within the hour. In the other direction, Cambridge can easily be accessed via A14 or the guided busway from nearby St Ives. Steeped in history, Colne is notable for the number of character properties that it has to offer as well as the remnants of a medieval moat, pond and pottery that have been recovered in archaeological digs of the area. The village also offers a local pub and village hall as well as an active church which was constructed in 1900 but retains many features from a much earlier church that was constructed on the site between the 13th and 15th century. Within approximately a mile, there are other amenities such as a convenience store, petrol station, hairdresser and for those that love the outdoors the RSPB Ouse Fen Nature Reserve is just a couple of miles from the property. Excellent walks can be accessed throughout the village and can often be found frequented by dog walkers and ramblers. The property is within St Helen's Primary School catchment area and admission to either St Ivo or Swavesey Village College is possible from Colne. The nearest town is St Ives in which you will find plenty of shops including Waitrose, Morrisons and Aldi along with some great independent stores and cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. The property is perfectly situated for a young family offering an excellent mix of amenities and rural village living.









## FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3ND

What3Words Location: ///notched.tripling.jars

Current Owners Purchased Property: 2023

Property Build: Late 16th Century

Seller's Onward Movements: Buying on

EPC Rating: E

Council Tax Band: D

Council Tax Cost: £2,248.42

Rear Garden Aspect: West

Primary School Catchment Areas: Primary School Catchment: St Helen Primary School

Secondary School Catchment: Ramsey Abbey or Chatteris



## 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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For independent whole of market mortgage advice please call the team to book your appointment.

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Rated Exceptional in Best Estate Agent Guide 2023 & 2024

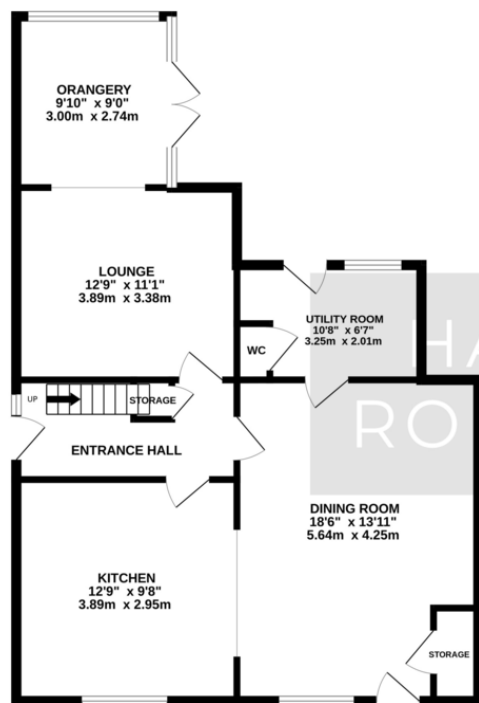
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

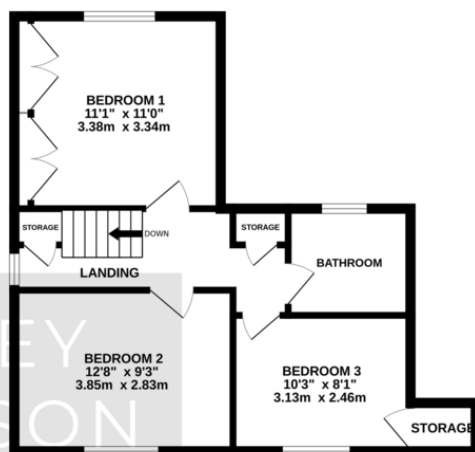




GROUND FLOOR  
794 sq.ft. (73.8 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1256 sq.ft. (116.7 sq.m.) approx.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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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