



HARVEY ROBINSON

Offers In Excess Of
£500,000

St. Ives Road
Somersham, PE28 3ET

- Detached Character Cottage
- Three Generous Double Bedrooms
- En Suite to Master Bedroom
- Extended Ground Floor Accommodation

- Substantial Gardens and Summer House
- Field Views
- Double Garage
- Off-Road Parking

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PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this unique period cottage, set on approximately a third of an acre just outside the popular village of Somersham. Originally two semi-detached properties built in 1905, it has since been converted to one dwelling and offers a huge amount of accommodation both on the ground floor and first floor. This property would benefit from renovation inside and would be perfect for an established family, with easy access to amenities both in Somersham to the north and St Ives to the south. The accommodation comprises a renovated entrance porch with downstairs cloakroom, a spacious lobby area, a dining room with double doors to the side of the property, a 26ft lounge area with fireplace, and an extension housing the kitchen, utility room, and conservatory. On the first floor, there are three generous double bedrooms with en suite to principal bedroom, as well as a further family bathroom and separate W/C. There is also a part-converted loft area which is currently used as a gym but would benefit from full conversion to use as a third floor of accommodation. Outside, the extensive gardens include rear and side patios, as well as a vegetable patch and brick-built summerhouse covering approximately 130sqft, complete with integrated storage and a bar. There is also a driveway to the front, with ample parking for multiple vehicles as well as a double garage.

The property overlooks agricultural fields to the rear, with uninterrupted views stretching as far as the neighbouring village of Bluntisham. Viewings of this truly unique character cottage are essential to appreciate the property, so to avoid missing out contact the St Ives office to arrange.



LOCATION AND AMENITIES

Somersham can be found just 10 miles from Huntingdon and 4 miles from St Ives making it well placed for families and young professionals.

Somersham offers a wealth of amenities alongside schooling making it an ideal community. The Ofsted rated 'Outstanding' Primary School can be found within the village alongside Whitehall School which is an independent nursery and primary school. The local amenities within the village include a coffee shop, a local Tesco Express, Costcutter & Post Office, a hairdresser, pubs, and several takeaways. For those that enjoy the outdoors Somersham has its own nature reserve offering 12 hectares of land and fantastic walks. Two nurseries can be found within a few minutes drive of the property, as well as multiple farm shops.

In St Ives you will find plenty of shops including Waitrose 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. One of the area's biggest draws is its proximity to Cambridge via the A1309 or the St. Ives Park & Ride both of which can be accessed from Somersham in less than 15 minutes. The nearest station is at Huntingdon, which is just a twenty-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3ET

What3Words Location: mission.superhero.purple

Property Built: 1905

Council Tax Band: E

EPC Rating: D

Conservation Area: No

Heating Type: Gas Central Heating

Utilities: Mains Water, Mains Electricity, Septic Tank

Property Owned For: 4 Years

Seller's Onward Movements: Buying locally

Rear Garden Boundary: All

Rear Garden Aspect: South East

Garage: Double, to front of property

Electric Car Charger: On drive

Water Meter: No

Boiler Installed: 2021



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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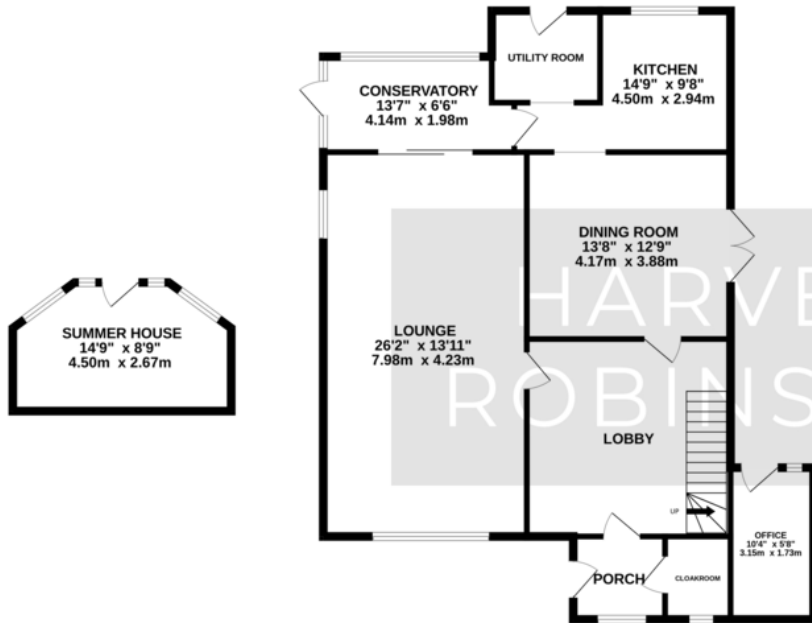
British Property Awards 2024 – Gold Winner

4.9 Star Google Review Rating

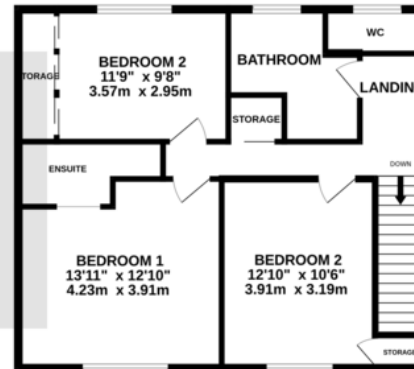




GROUND FLOOR
1196 sq.ft. (111.1 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 1875 sq.ft. (174.2 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	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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