



HARVEY ROBINSON

£200,000
Old Farm Court
Wyton, PE28 2AJ

- Ground Floor Flat
- Two Bedrooms
- Recently Refurbished Throughout
- Village Amenities Nearby

- Sought After Village Location
- 15 Minutes' Drive to Train Station
- Green Spaces Nearby
- Communal Parking and Garden

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PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present this rarely available two-bedroom, ground floor apartment in the highly sought after village of Houghton & Wyton. Briefly comprising a bright and spacious entrance hallway, open plan lounge/diner, recently refitted bathroom and updated kitchen with access out to the communal garden and the parking area. Further to this, the property offers one double bedroom with a further single bedroom which could also act as the perfect home office. Externally, the home offers a single garage which belongs to this property and communal parking is also available on a first come, first served basis.



LOCATION AND AMENITIES

The property is a short walk from the clock tower in the village square, which is surrounded by a local shop, village pub, tearoom, antiques shop and an art gallery. The National Trust - Houghton Mill and Waterclose Meadows is a short stroll from the property, as is the river Ouse. In the other direction is the cricket pitch, tennis club and Thicket Lane providing excellent picturesque walks which are perfect for dog walkers or ramblers. The pubs are also highly rated by residents, with both the Three Horseshoes and the popular Three Jolly Butchers pub/restaurant within a stone's throw of this property. The Ofsted rated "Good" Houghton and Wyton primary school can be found within stone's throw of this property, as well as a Waitrose situated inside the well favoured Dobbie's garden centre.

In nearby St Ives you will find plenty of shops 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. Within half a mile in the opposite direction of town you will find a Morrisons & Lidl supermarket along with various other restaurants. One of St Ives' biggest draws is its proximity to Cambridge as the A1309 provides easy access into the centre of Cambridge in approximately 20 minutes. In addition to the St. Ives Park & Ride terminal, there is also access to Cambridge and Peterborough via the guided bus, which has two stops on the edge of Wyton. The nearest station is at Huntingdon, which is just a ten-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour.



FAQS

Tenure: Share of Freehold

Lease Length: 991 years remaining

Service Charge: £954.81pa

Management Company: Maxine Lester

Boiler Age: 2023

Post Code for SatNav: PE28 2AJ

What3Words Location: ///jungle.treatable.helpfully

Seller's Onward Movements: No Forward Chain

Council Tax Band: A

School Catchment Areas: Houghton and Wyton Primary and St. Peters Secondary

Water Meter: Yes

EPC Rating: D



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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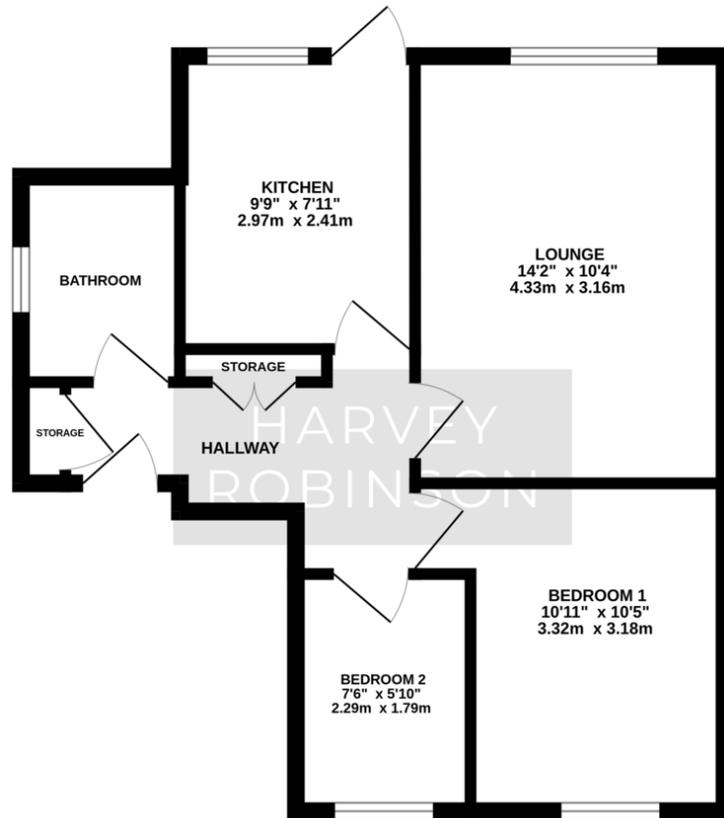
Rated Exceptional in Best Estate Agent Guide 2024

British Property Awards 2024 – Gold Winner

4.9 Star Google Review Rating



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.0 sq.m.) approx.
Made with Metroplan ©2025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 63 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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