



HILTON ROAD, FENSTANTON, HUNTINGTON, CAMBS, PE28 9LJ

- Cambridge City Centre – approx. 11 miles
- St Ives – approx. 5 miles
- Huntingdon Railway Station – approx. 7 miles

3 Reception rooms • Kitchen • Utility room & separate cloakroom • 4/5 Bedrooms • 1/2 Bathrooms • Potential annexe accommodation • Gravelled courtyard parking with cart lodges • Excellent range of outbuildings including timber framed barn & stables • Around 1.25 acres of gardens & grounds

DESCRIPTION

Hollow Farm is an attractive and very appealing former farmhouse occupying a very pleasant plot of around 1.25 acres. The original part of the house is an attractive red brick with later sympathetic extensions. The property offers huge potential in terms of being able to add your own touches to update with the benefit of hugely, versatile accommodation extending to over 2,770sqft.

The accommodation is laid out over two floors with three good-size reception rooms, a fitted kitchen, utility room and separate cloakroom on the ground floor and four bedrooms and a large bathroom on the first floor. There is also a separate self-contained studio/annexe with a shower room and its own access to the driveway and cart-lodge parking. The property is well-presented throughout with many period features including exposed beams, inglenook and cast iron fireplaces, terracotta tiled floors and casement windows. It is an unusual and rare opportunity for a purchaser to acquire a pretty period home in a very convenient location with the benefit of some scope to improve.

A CHARMING FOUR BEDROOM FORMER FARMHOUSE WITH OVER 2700SQFT OF CHARACTERFUL ACCOMMODATION SET IN AROUND 1.25 ACRES OF SECLUDED GROUNDS AND OUTBUILDINGS INCLUDING BARN AND STABLES.



OUTSIDE

The house is approached from West End Road, a very quiet leafy good, over a gravelled driveway leading through into the courtyard parking. There is ample room and turning space for numerous cars, utility vehicles, horseboxes etc along with a number of cart-lodge garages and areas of hard standing. This attractive gravelled courtyard also gives access to the timber framed barn, with sliding doors, which offers excellent potential for conversion, subject to planning. A particular feature is the original stable block comprising two stalls and complete with mangers and cobbled stone flooring.

The grounds extend to around 1.25 acres and are primarily laid to grass with established hedging and a lovely variety of mature trees. The gardens offer good levels of seclusion and offer perfect outdoor spaces for entertaining, al-fresco dining landscaping and vegetable/kitchen gardens.

NB

Please note that a public footpath passes across a section of the garden.

LOCATION

The property is located in a lovely semi-rural position between the popular villages of Fenstanton (0.5 miles on foot/1.5 miles by car) and Hilton (1.5 miles).

Fenstanton is an incredibly popular village, with a well-regarded primary school, post office, convenience store and a village pub. The village has easy access to St Ives which is a pretty market town with a bustling High Street and weekly market together with a variety of pubs, restaurants and sports and leisure facilities. Bus services from the village connect with St Ives, Huntingdon and Cambridge and the location offers excellent access to major roads to Cambridge, London, Stansted Airport and The North (A1) and, for the rail commuter, Huntingdon Railway Station (London approx. 50 minutes/Peterborough approx. 15 mins) is only a short drive away. There is also the Guided Busway from St Ives to Cambridge in about an hour.



Secondary schooling is available in nearby St Ives and Swavesey along with the independent schools in Cambridge.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected

Local Authority: Huntingdonshire District Council

Viewings: Strictly by appointment with the Selling Agents,
Carter Jonas 01223 403330



Hollow Farm, Hilton Road

Approximate Gross Internal Area = 2776 sq ft / 257.9 sq m
 Outbuildings = 2167 sq ft / 201.3 sq m
 Stable = 467 sq ft / 43.4 sq m
 Total= 5410 sq ft / 502.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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