



HARVEY ROBINSON

Offers In Region Of  
**£475,000**  
East Street  
Colne, PE28 3NN

- Detached Bungalow
- Spacious Family Home
- Sought After Village Location
- Extensive Plot

- Four Bedrooms
- Open Plan Kitchen / Dining / Family Room
- 28ft Lounge Diner
- Ample Off Road Parking

4 

2 

2 



## PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to offer For Sale this deceptively spacious detached bungalow in the ever-popular village of Colne. Situated in a non-estate location, this generous property offers as much internally as it does outside and would make an excellent family home. The accommodation is centred around an inner hall providing separation between the living and sleeping accommodation of this property. To the rear of the home can be found the master bedroom which is presented to an excellent standard and has an equally impressive, refitted, ensuite shower room. There are a further three double bedrooms that can be found to the left of the hall, the smallest of which is currently utilised as a reception room / office making the space incredibly versatile. The family bathroom is also refitted in white three piece suite and can be found to the front of the property. Continuing the feeling of space, the living accommodation is largely open plan. Originally two rooms, the kitchen / dining / family room is now one large room and has been refitted to an excellent standard. The kitchen incorporates a range oven and an integrated dishwasher and really does form the heart of this family home. Accessed via bi-folding doors, there is a further reception room, currently utilised as a dining room and lounge and measures 28' in length, featuring a log burner style gas fire. This room enjoys unrivalled views over the garden through the rear French doors whilst the vaulted ceilings add a feeling of grandeur to this room. Completing the accommodation, there is a rear lobby, utility room, single garage with up and over door and an external outbuilding attached to the garage. The property sits on a plot of approximately 1/4 acre with mature gardens to be found at the front and rear. There is ample off road parking for a number of vehicles and the rear garden is private and well-maintained. The current owners have constructed a timber outbuilding in the garden which benefits from power, wifi connection and lighting and can be utilised as a home office, gym or further reception space as required. Viewing of this truly unique property is essential and can be organised by contacting our St Ives office.



## 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

Postcode for SatNav: PE28 3NN

What3Words: comedy.violin.economies

Tenure: Freehold

Property Built: c1950's

Council Tax Band: D

EPC Rating: C

Current Owners Lived in Property: 10 years

Sellers Onward Movements: Upsizing locally

Rear Garden Aspect: South / South East

Rear Garden Boundary: Right hand side

Garage: Yes, located to Right of property

Primary School Catchment: St Helen's Primary School

Secondary School Catchment: Ramsey Abbey

Water Meter: Yes, located to the front of the property

Boiler Age: 2019, with service history

UPVC Windows Fitted: 2019

Loft: Part boarded, with Ladder



## 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.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

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

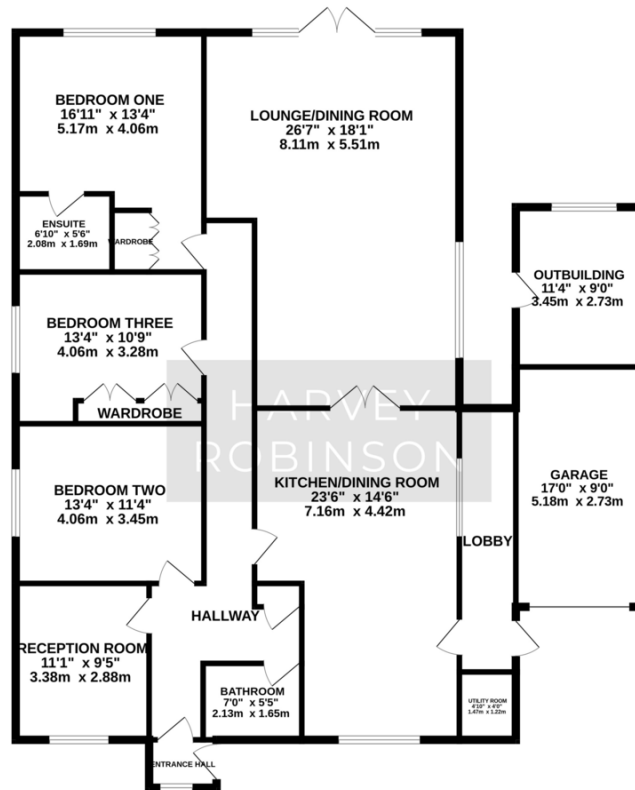
View all our properties at [harveyrobinson.co.uk](http://harveyrobinson.co.uk)

Rated Exceptional in Best Estate Agent Guide 2024  
British Property Awards 2024 – Gold Winner  
4.9 Star Google Review Rating

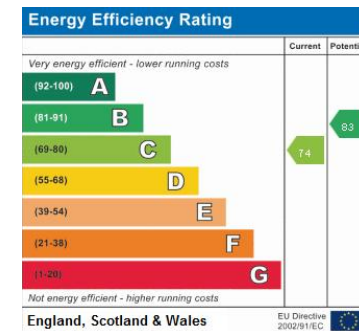




GROUND FLOOR  
1937 sq.ft. (179.9 sq.m.) approx.



TOTAL FLOOR AREA: 1937 sq.ft. (179.9 sq.m.) approx.  
Made with Metropix ©2024



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

OFFICE ADDRESS

9 White Hart Court, St Ives,  
Cambridgeshire, PE27 5EA

CONTACT

01480 454040  
stives@harveyrobinson.co.uk  
www.harveyrobinson.co.uk