

A two-story floating house on a canal. The house has white horizontal siding and a blue-painted upper level. It features a balcony with a black metal railing and a vertical garden wall with purple flowers. A red gas cylinder is visible on the balcony. The house is reflected in the water, which has some green algae. In the background, there are other boats and trees under a blue sky with clouds.

HARVEY ROBINSON

Offers In Excess Of  
**£99,000**  
East Pontoon  
Hartford Marina, PE28 2AA



- Two Bedroom Houseboat
- Two Reception Rooms
- Open Plan Living Accommodation
- Recently Redecorated Main Bedroom

- Stunning Panoramic Marina Views
- 50ft Mooring
- Gated Parking
- Central Heating and Log Burner

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## PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to present for sale this stunning two-bedroom houseboat on the East Pontoon in Wyton. Situated in a secure gated community, this recently renovated property offers a mix of spacious accommodation and stunning panoramic marina views from the rooftop terrace. The accommodation in brief comprises a lounge, kitchen, two bedrooms, a family bathroom, and a conservatory. A decked roof terrace can be found on top of the property, with a south facing aspect to enjoy the sun all day long. This property also benefits from a 50ft mooring to the side of the houseboat, so those that prefer a slower pace of life can enjoy the riverside views from a boat as well. The property also comes with fishing rights within the marina, a pastime enjoyed by a number of the residents. Nearby amenities include the Hartford Marina Restaurant, as well as an onsite shop and shower block, and a social club that many of the owners frequent. Interest on this stunning houseboat is expected to be high, so to avoid missing out, contact the St Ives office to arrange a viewing.



## LOCATION AND AMENITIES

Located within the picturesque Hartford Marina development the property enjoys beautiful views across the marina and ample secure parking behind a gated access. Hartford Marina is on the Great River Ouse located approximately 20 miles away from Cambridge and a short distance to the two market towns of Huntingdon and St Ives. On-site facilities include a full chandlery, family restaurant/carvery, canoe-hire and a members social club. The property is perfectly located as a holiday home and can be found just over a mile from Huntingdon station which provides a mainline route to central London in just over an hour. In the other direction, the guided bus can be found in nearby St Ives offering regular services to Cambridge in just over half an hour. The marina is centrally located between both Huntingdon and St Ives which offer an array of shops, restaurants and leisure centres. For those who enjoy the outdoors, there are excellent walks that can be found nearby particularly along the Ouse Valley Way.









## FAQ'S

Postcode for SatNav: PE28 2AA

What3Words Location: baker.dusted.markets

Seller's Onward Movements: Relocating out of area

Property Owned For: 4 Years

Council Tax Band: A

Property Constructed: 2005

Conservatory Aspect: South

Water Meter: No

The vendor informs us that there is a service charge/mooring fee of approximately £730 per month which includes water rates, bin collection, maintenance of the marina and pontoons and mooring for a boat adjacent to the Houseboat. There is a 5% discount for paying annually.

Please note you are unable to rent the Houseboat.



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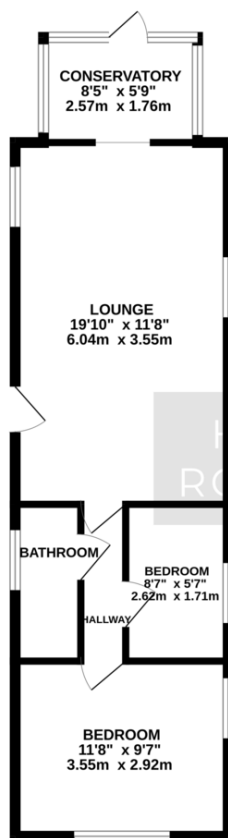
Rated Exceptional in Best Estate Agent Guide 2024  
British Property Awards 2024 – Gold Winner  
4.9 Star Google Review Rating







GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 491 sq.ft. (45.6 sq.m.) approx.  
Made with Metroplan ©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

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