



HARVEY ROBINSON

Guide Price

£425,000-£450,000

High Street

Fen Drayton, CB24 4SJ

- Detached Character Property
- Four Bedrooms and Two Bathrooms
- Refitted Kitchen Dining Room
- Two Further Reception Spaces

- Full of Character Features
- Private Garden
- Off Road Parking for Two Vehicles
- Planning Permission Granted

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## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this unique, character property in the heart of Fen Drayton village. Originally constructed as a Dovecote for one of the neighbouring farms, the property dates back to the 1600's and has been extended a number of times to create this versatile and spacious family home. Upon entering, there is a light and airy entrance hall providing access to the two sides of the ground floor space. To the left, there is a snug lounge which could also be used a playroom, dining room or snug. Beyond this, the master bedroom and bedroom two can be found, both benefitting from fitted storage. There is a shower room directly in front of the entrance hall which also offers utility space housing the washing machine and tumble dryer. To the right, accessed via the inner hall, there is a spacious kitchen dining room which has been fitted in a wood effect unit and houses the gas central heating boiler as well as a secondary bathroom. Completing the ground floor space is an impressive formal living area which occupies the ground floor of the original dovecote. There is a central fireplace with exposed brickwork as well as a feature staircase leading to the first floor. Upstairs, two further bedrooms can be found which both enjoy elevated views over the garden. The property is arranged in a horseshoes shape with the garden located to the side and front of the property. This well-established plot is mainly laid to lawn and enjoys a good degree of privacy. There is a large, paved section providing space for a table for outdoor dining as well as a play area for children. A gravelled driveway can be found to the front with parking for two vehicles. The property also benefits from planning permission to add a second storey to the left-hand side of the home as well as extending into the courtyard to create additional bedroom and living space adding yet more versatility to this unique home. Packed with period charm and character features, this historic property must be viewed to be appreciated and can be organised by contacting our St Ives office.



### LOCATION AND AMENITIES

Located only 12 miles away from the city of Cambridge, Fen Drayton is a quiet countryside parish in Huntingdonshire with a population of under 1000 people. St Ives sits 10 minutes away to the north and Huntingdon 12 minutes to the west, making it easy for local residents to commute to and from work, while providing the perfect escape away from the busier confines of nearby towns and cities.

Within the village, there is an active pub, The Three Tuns serving food, as well as a tearoom 'Carriages' which is very popular with local residents. Fen Drayton Primary School is found within the village itself and for secondary age children, Fen Drayton benefits greatly from being within the catchment area for the well regarded Swavesey Village College. A privately run day nursery is found in the centre of the village. In nearby Fenstanton there is a local post office and another primary school, with The Duchess serving as the main pub in the village. The Swan pub and restaurant in Connington is another great alternative and can be found just outside Fen Drayton.

St Ives offers a little more nearby, with good quality Italian, Indian, Mediterranean and Chinese restaurants to choose from. It's also where you'll find the One Leisure Indoor Centre, that offers everything from swimming facilities to numerous keep-fit classes. There are numerous options for your weekly or monthly food shop, with Morrisons, Waitrose and Tesco within easy reach. and if you want to head into nearby Cambridge, Huntingdon Road/A14 will take you there in only 25 minutes or make use of the guided bus which stops in the village nature reserve.

Fen Drayton Lakes Nature Reserve attracts a delightful variety of wildlife throughout the year, including ducks, geese, otters and swans, and the wetlands run for 25 miles (40km) along the floodplains of the Great Ouse. Numerous recreation activities such cycling, walking, and birdwatching are available.

The opening of the new A1307 link road means that you can access Huntingdon train station in approximately 10 minutes, trains from Huntingdon arrive into Kings Cross or St Pancras within an hour.





### FAQ'S

Tenure: Freehold

Post Code for SatNav: CB24 4SJ

What3Words Location: boast.emailed.remission

School Catchment Areas: Fen Drayton Primary and Swavesey Village College

Council Tax Band: D

EPC Rating: D

Property Constructed: 1600's and then extended in the 1960's and 1970's

Current Owner's Lived in Property: 13 years

Seller's Onward Movements: Upsizing Locally

Rear Garden Boundaries: Right

Water Meter: No

Boiler Age: 13 years - serviced annually

Loft: Boarded with a light, no ladder

Agents Note: Planning permission has been granted for an additional storey and the plans can be accessed via the planning reference 22/02017/HFUL



### 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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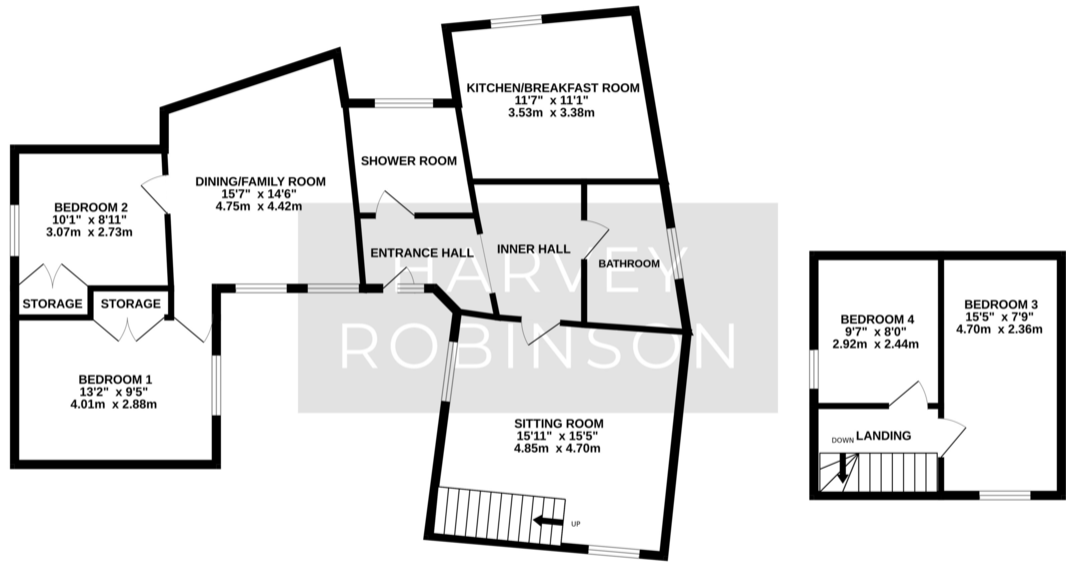
Rated Exceptional in Best Estate Agent Guide 2024  
British Property Awards 2023 & 2024 – Gold Winner  
4.9 Star Google Review Rating





GROUND FLOOR  
950 sq.ft. (88.3 sq.m.) approx.

1ST FLOOR  
246 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 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	57 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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