



HARVEY ROBINSON

£335,000

Old Church Lane

Colne, PE28 3NE

- Semi-Detached House
- Three Generous Bedrooms
- Impressive 100ft Rear Garden
- Oversized Storage Shed / Garage

- Two Reception Rooms
- Large Kitchen Diner
- Four Piece Bathroom
- Off Road Parking

3 

1 

2 



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this generous three-bedroom semi-detached family home in the ever-sought after village of Colne. Offered for sale with no forward chain, this property is arranged over two floors and in brief comprises a light and airy entrance hall leading to two reception spaces which would be utilised as a lounge, a dining room, a study or a playroom. To the rear, there is a kitchen dining room, fitted in a style sympathetic to the properties age with shaker style units, solid wooden worktops a Belfast sink and a pantry. To the first floor, the three bedrooms can be found as well as a four piece family bathroom and a large storage cupboard. Outside, the impressive stature of this property continues with a garden extending beyond 100ft in length. There are a number of fruit trees to the rear and an good degree of privacy from mature hedging and shrubbery. Outside dining can be enjoyed on the gravelled area directly accessed from the kitchen diner, enjoying the sunshine all day long with an easterly aspect. To the side of the property, there is an oversized shed / garage with front and side doors and providing essential storage for any family. There is also an ample driveway to the front of the property with space for a number of vehicles. Viewing of this rarely available property is highly recommended and can be organised by contacting our St Ives.



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'S

Tenure: Freehold

Post Code for SatNav: PE28 3NE

What3Words Location: emulating.downhill.dearest

Council Tax Band: B

EPC Rating: D

Water Meter: Yes

Seller's Onward Movements: No Forward Chain

Current Owners Purchased Property: 2022

School Catchment Areas: Bluntisham Primary and St Ivo / Swavesey Secondary,

Rear Garden Boundaries: All

Loft: 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.

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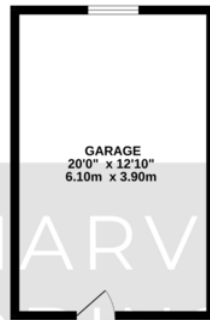
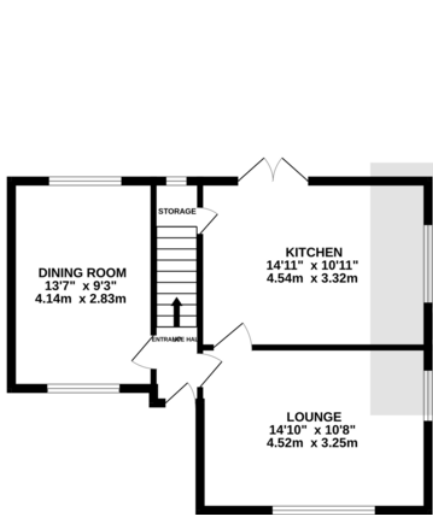
British Property Awards 2023 & 2024 – Gold Winner

4.9 Star Google Review Rating

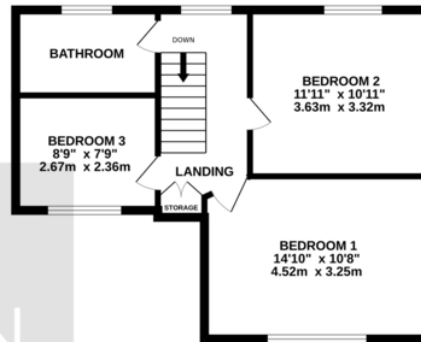




GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
484 sq.ft. (44.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1231 sq.ft. (114.3 sq.m.) approx.
Made with Metropix ©2024

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 61 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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