



1 The Waterhaven
Earith | Huntingdon | Cambridgeshire | PE28 3RH

FINE & COUNTRY

1 THE WATERHAVEN







KEY FEATURES

Nestled on the banks of the River Great Ouse, this substantial home boasts immaculate interiors bathed in natural light and rests on an expansive quarter-acre plot.

Stepping inside, you'll be greeted by a spacious hall adorned with elegant double doors leading to the kitchen dining room and living room. The living room, with full-height glazed doors opening onto the garden, is flooded with natural light, and the wood-burning stove creates an ideal ambiance for winter evenings. The open-plan kitchen dining room features solid woodwork surfaces also provides access to the garden, making it perfect for family meals, entertaining, and alfresco dining. Luxurious oak parquet flooring flows throughout the majority of the ground floor. Additionally, there is a cloakroom and a utility room with a door leading to the double garage.

Upstairs, the five spacious bedrooms are well-served by an en suite in the principal bedroom and two family bathrooms. The flexible layout allows one of the family bathrooms to be utilized as an en suite for the second bedroom or shared by multiple rooms. All the bathrooms have been refitted with high-quality contemporary fittings.

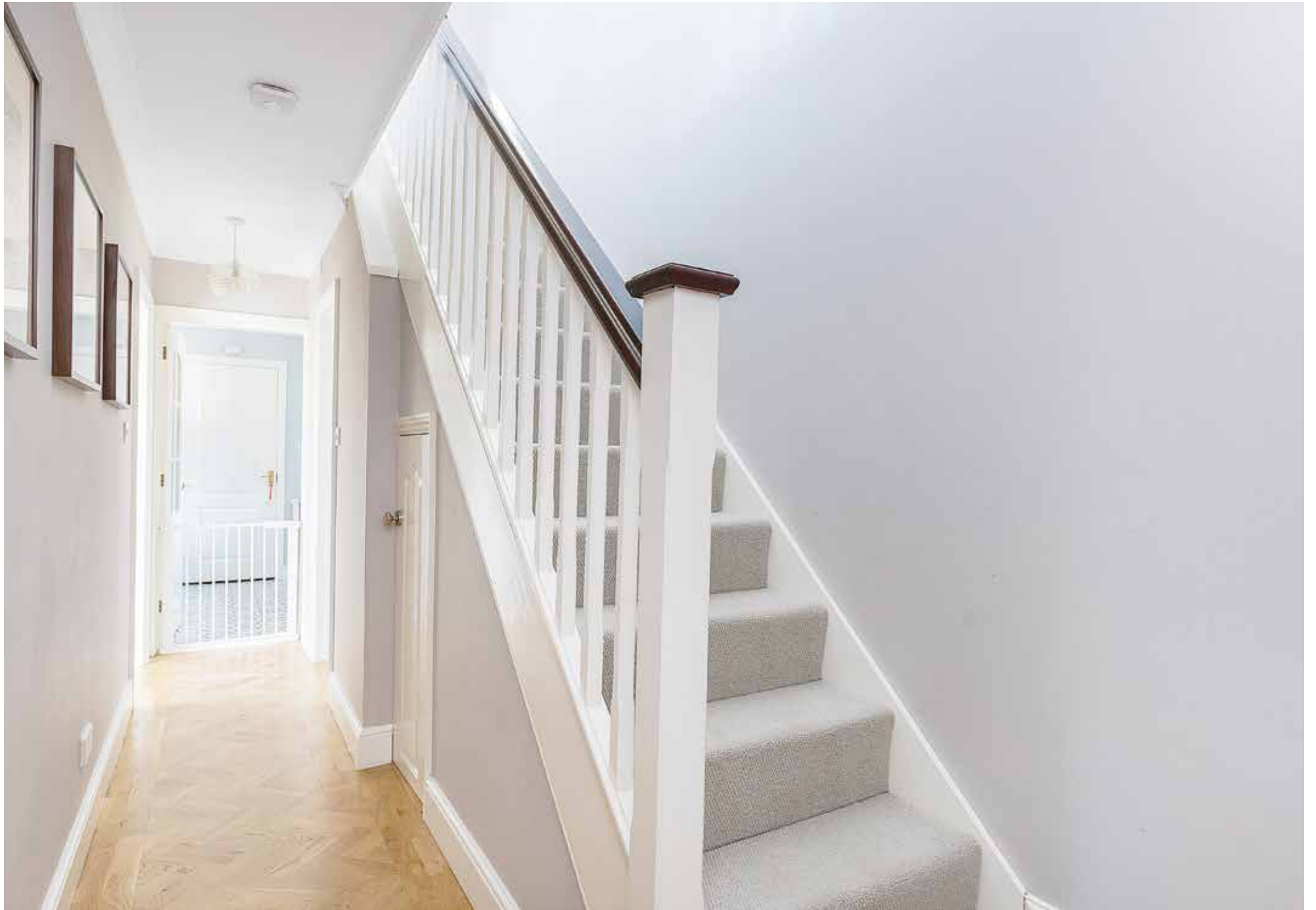
Outside, the large plot has been thoughtfully landscaped to include a terrace and a meandering path flanked by lush lawns, well-stocked borders, and specimen trees. Follow this enchanting path to discover a wisteria-draped pergola and a private mooring with an adjacent seating area, creating a serene outdoor retreat.

The garden studio offers a multitude of possibilities, serving as a gym, games room, home cinema, or office, tailored to your preferences. Parking is provided by a block-paved driveway that also allows access to the double garage and Pod Point EV Charger. The property benefits from south facing solar panels and a 6Kwh Battery.













SELLER INSIGHT

“It was the river setting which first attracted us to the property,” say the current owners of 1 The Waterhaven. “During the first viewing we were sold on the village community and activities; like the WI, the second Saturday Community Cafe and having such an array of wildlife on our doorstep. We could see potential in a tired house and a garden which was nothing but a 100m long grass lawn, it could be anything we wanted it to be. The site used to be a Jewson hardware store and we have found original pictures of the front where our house sits and other parts of the high street. It is nice to see how little has changed but also how the high street has evolved.”

Soon after moving in, the owners set about renovating the property. “It has been a labour of love, and over the past 5 years we have completely renovated, updated and replaced everything to make this house our home; reluctantly we are selling and moving for new work commitments. Our final two projects this year were to remodel the front of the house fitting a bespoke Georgian style front door, which has received lots of praise from the village. We also created another sheltered seating area close to the house. The terrace is a real sun trap, so it’s lovely to now have a selection of seating spaces throughout the garden in which to relax and unwind at different times of the day, each with its own unique outlook. In addition, we had 6kwh solar panel system and battery storage fitted and are really feeling the benefits, especially with the 11kwh Pod Point EV charger.”

“Indeed, the garden is our favourite part of the property,” say the owners. “It is so many highlights throughout the day and across seasons. We love seeing the wildlife; bats, diverse birds including woodpeckers, jays and owls. The nesting ducks and seal family come back every year, and the nesting herons make quite a sight to behold on the island! We can easily lose an evening on the deck with a glass of something, just watching. During lockdown we were privileged to have such a wonderful sanctuary to stay safe within and not feel enclosed and isolated.”

This is the ideal property for everyday life and entertaining alike. “Every year we hold a barbecue for friends and it has never been in the same location in the garden as there has been something new to see or do,” say the owners.

We built steps into the river for easy access, and use them to drop in paddle boards, kayaks or just to dip a toe in!”

The local area has much to offer, too. “We have two very good primary schools in this village and the next,” the owners say. “The local groups organise many activities and currently the Parish Council are looking to build a new village hall and bring more groups and activities into the village. The Kings School in Ely pick up from the village as do other secondary schools nearby. There is a great cycle path into St Ives which connects with the guided busway to Cambridge and on towards Huntingdon with more planned in the opposite direction and connecting Bar Hill. The RSPB Ouse Fen is the largest reed bed in Europe, stretching from Earith to St Neots, and can be walked from either end or from spots along the way. The old Bedford River is the site of the hover rail test station and the waterways are used by all the BBMF and Duxford historic aircraft to navigate. So, you can sit in the garden and enjoy a flying display most days. We are going to miss the neighbours, too, as they are very welcoming and always happy to chat and help each other out.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Village Information

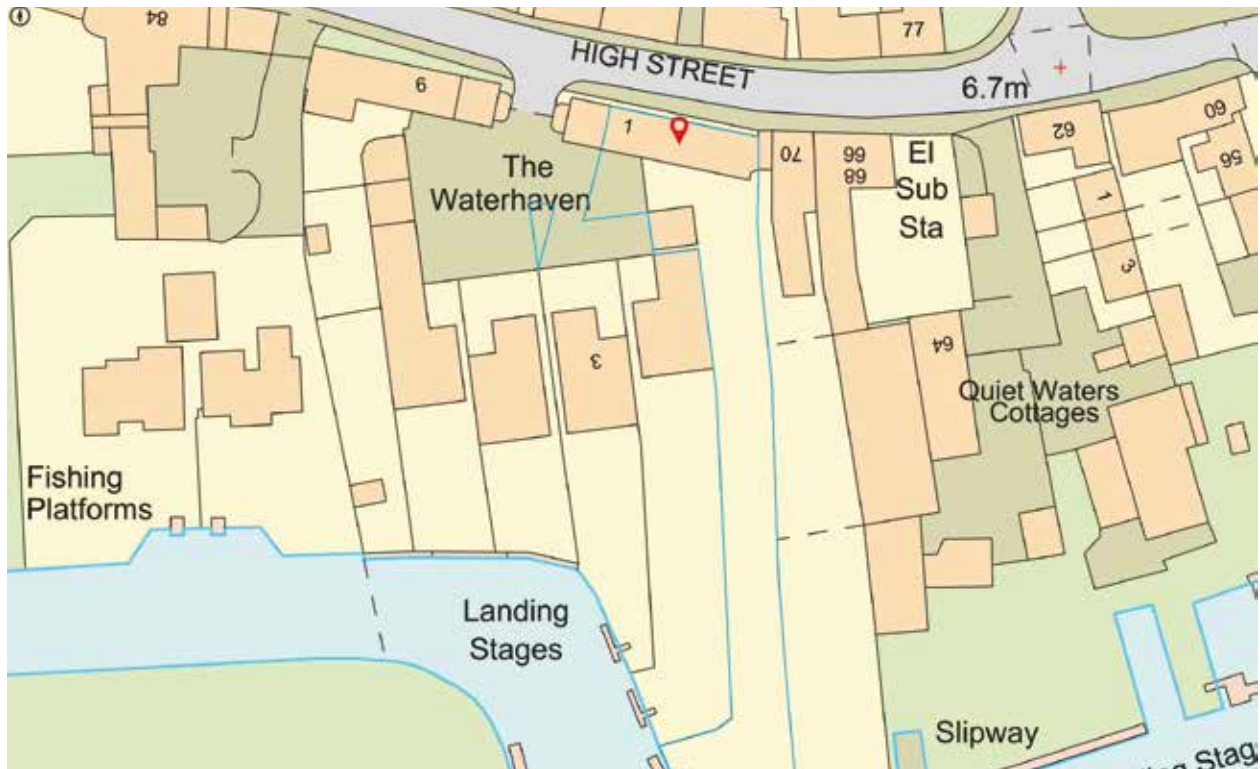
Earith village lies approx. 10 miles to the east of Huntingdon and approx. 6 miles northeast of St Ives. Within the village there is a post office, primary school, a teashop, village green, playing fields and children's play area and the popular village pub, The Original Crown, overlooking the river. The village is home to a marina with the RSPB Ouse Fen Reserve and a fishery nearby. The Ouse Valley Way footpath links the village with Stretham and St Ives for long country walks.

Transport

Huntingdon train station is about 10 miles away and provides fast train services into London King's Cross in about 50 minutes and to the north via Peterborough. There are regular bus services into Somersham and St Ives where the Cambridgeshire Guided Busway provides services into Cambridge City Centre. Earith to the A14 is approx. 8 miles and provides fast road access into Cambridge and links to the A14, M11, A1 and the wider national road network.

Schools

Earith has its own primary school and there are several other primary schools within three miles of Earith including: St Helen's Primary, Somersham Primary, Over Primary and Willingham Primary schools. The nearest secondary schools are: Swavesey Village College, Northstowe Secondary College and St Ivo Academy. Whitehall School, an independent day school for children up to age 11 is in nearby Somersham and the renowned King's Ely School for children from age 2 to 18 is about 20 minutes' drive away.



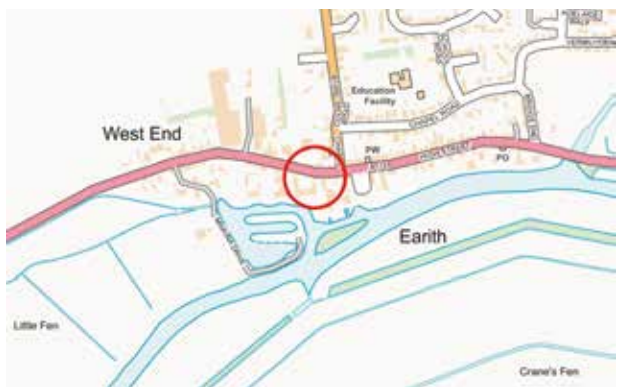
INFORMATION

- Riverside Home with Private Mooring
- 0.25 Acre Plot
- Double Garage & Garden Studio
- Solar Pannels and EV Charger
- Excellent Access to Cambridge & London
- Well Served Village

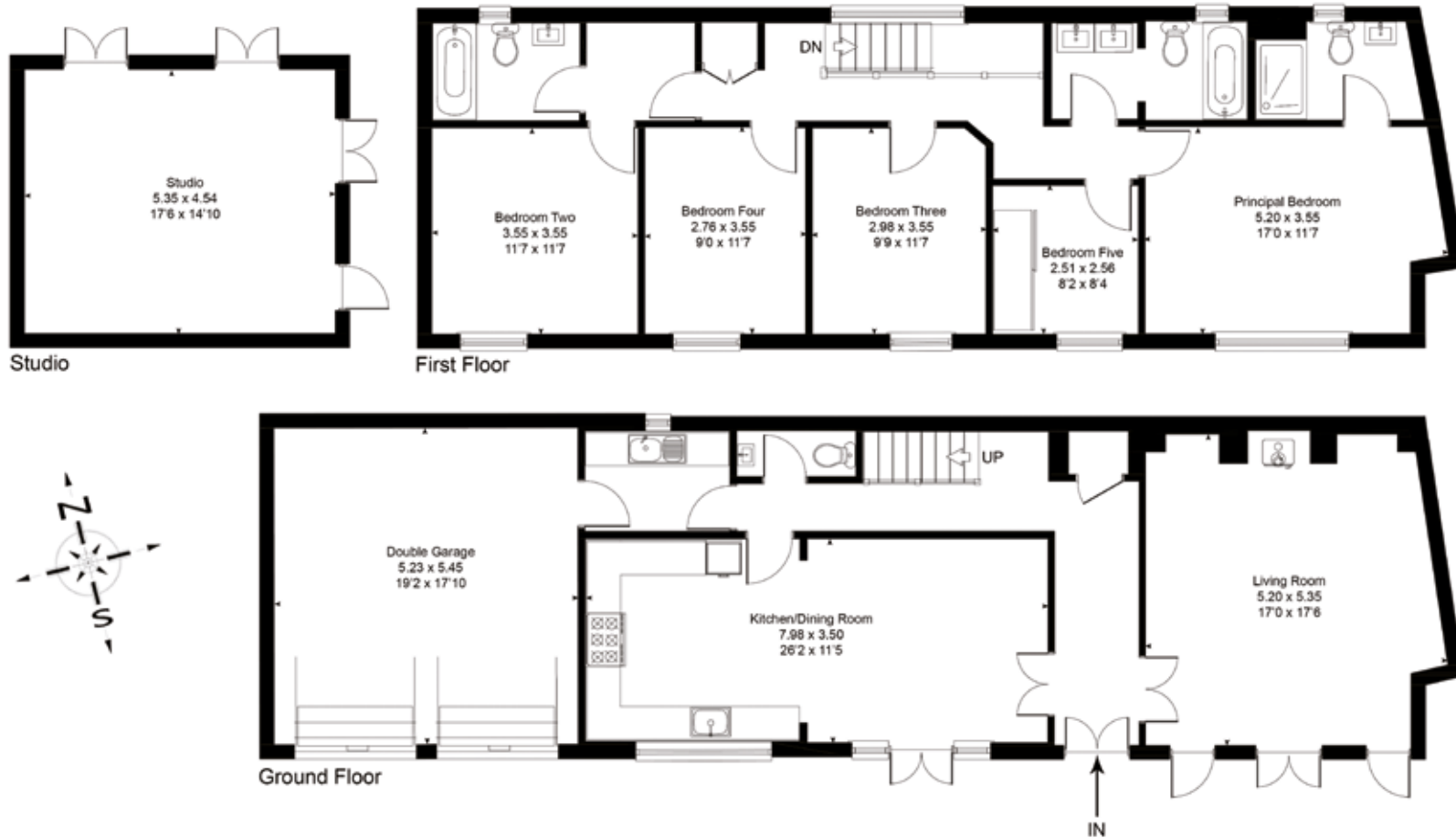
Agents Notes
 Tenure: Freehold
 Year Built:
 EPC: B
 Local Authority: Huntingdon District Council
 Council Tax Band: G
 Solar Panels Owned Outright

To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

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1 The Waterhaven, Earith, Huntingdon PE28 3RH
 Approximate Gross Internal Area = 170 m² / 1830 ft²
 Garage = 28 m² / 301 ft²
 Studio = 24 m² / 258 ft²
 Total = 222 m² / 2389 ft²



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2023



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