



Bridge Farm
Somersham Road | St. Ives | Cambridgeshire | PE27 3LY

BRIDGE FARM







KEY FEATURES

Set on 2.4 acres, this extended period home boasts open field views to the rear and side, as well as extensive outbuildings, one of which has planning permission for conversion into a dwelling.

The ground floor comprises a spacious living room with a wood-burning stove and doors leading to the conservatory, offering delightful views over the gardens. The kitchen opens onto the dining room, and there is also a large study, utility room, and cloakroom. Upstairs, the four bedrooms are well-served by an ensuite in the dual-aspect principal bedroom, along with a family bathroom.

Outside, an entrance with a five-bar gate leads to a vast gravel driveway that provides ample parking, turning space, and access to the extensive outbuildings and paddock. Planning permission was granted in 2021 for converting one of these outbuildings into a single-story residential dwelling. The generous plot encompasses gardens that surround the house, mature hedging, and paddocks. Additionally, there is a selection of mature trees and open fields to the rear and side.













SELLER INSIGHT

“ We were looking for a property with outbuildings from which we could run our own business,” say the current owners of Bridge Farm, “so this one, with a 100 square metre outbuilding with an office at one end, was perfectly suited to our needs. With St Ives just 1.5 miles away for the well-regarded Ivo Academy and access to the guided busway to Cambridge and Huntingdon. As well as all the usual shops, St Ives hosts a Farmer’s Market every Saturday, so we can enjoy the benefits of country life with all the convenience of the nearby town. The setting of Bridge Farm appealed to us as it offers the best of both worlds: close to everything we need, yet with a large garden which is home to an array of birds and wildlife.”

“The house itself was in need of some love and care,” the owners continue, “so we took on the project of transforming it into a comfortable family home. Work began with an extension to provide additional accommodation, and reconfiguring the layout to include an extra bathroom. Now, the upstairs has 4 bedrooms, one with en suite, and a family bathroom. Downstairs, we turned the existing bathroom into a utility room, and the former utility in turn became a lovely study looking out over the garden. Another addition was the conservatory, which really comes into its own when we have family or friends here, opening the house out into the garden for indoor-outdoor entertaining.”

Indeed, this is the perfect property for everyday life and entertaining alike: “The children have also hosted parties in the summerhouse, and because we are bordered by fields on three sides, they could make as much noise as they liked without disturbing any neighbours! The property affords plenty of space for overnight guests, too: we have a three-bed static caravan in the garden where our daughter and grandchildren lived during the pandemic; as well as current planning permission to convert the outbuilding into a self-contained bungalow, should the next owners wish to do so.”*

*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.

















Local information

St Ives is a charming little market town set on the banks of the River Great Ouse about 12 miles to the north-west of Cambridge. The main street and the old Quay, on the riverside, have many attractive buildings and there are several architecturally important buildings such as the Jacobean manor house, 15th century All Saints church and the six-arch Barnack stone bridge which incorporates a chapel, one of only four of its kind left in England. The market square has a good range of shops from national chains to small independent stores. The weekly markets are a great place to buy locally produced foods and there are several food and drink festivals and continental markets are held throughout the year. There are plenty of choices for the more active with a leisure centre, championship golf club and a plethora of sports clubs from bowls or boxing through to rugby and sailing.

Transport

St Ives lies a little to the north of the A14 with fast access into Cambridge and links into the M11 and M1 and the national road network. Access to Cambridge city centre is convenient and just 25 minutes' drive away. The Guided Busway, a short drive away, links St Ives directly with Cambridge Science Park on the outskirts of Cambridge and the city centre in one direction and out to Huntingdon in the other direction. Nearby Huntingdon has a railway station which offers fast train links into London King's Cross in about 50 minutes and train services to the North via Peterborough railway station.

Schools

St Ives has a secondary school, St Ivo Academy and three primary schools: Thorndown, Westfield and Wheatfields. Kimbolton School, a well-regarded independent school, is about 30 minutes' drive away and offers a dedicated bus service to St Ives. Cambridge also has a wide selection of highly sought-after independent primary and secondary schools including Kings College and The Perse.

INFORMATION



- 2.4-acre plot of land
- Outbuildings measuring 1830 sq ft/170 sq m
- Planning permission granted for the conversion of an outbuilding
- Three reception rooms and a conservatory
- Four bedrooms
- En suite bathroom and a family bathroom
- Open fields located to the rear and side of the property

Agents Notes

Tenure: Freehold

EPC: D

Local Authority: Huntingdon District Council

Council Tax Band: D

Planning Permission Ref: 20/01218/FU

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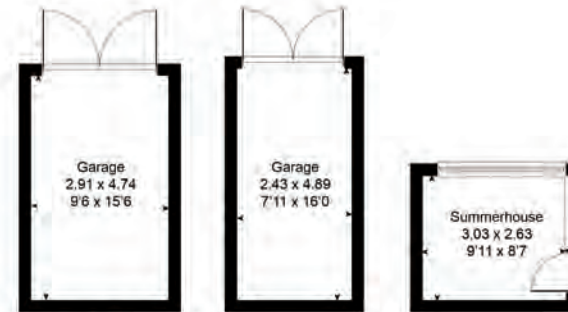
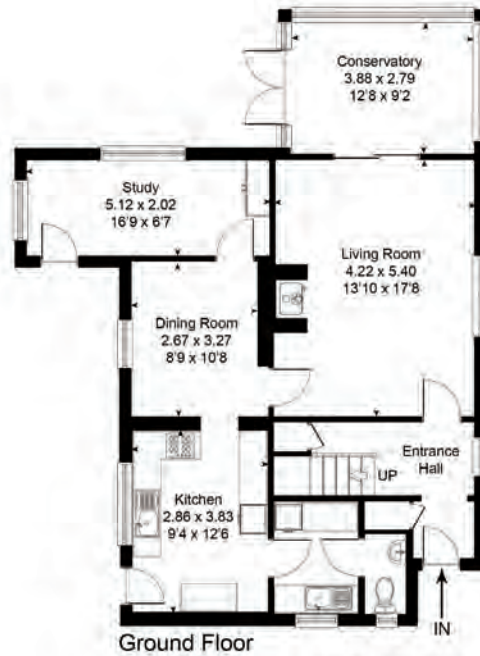
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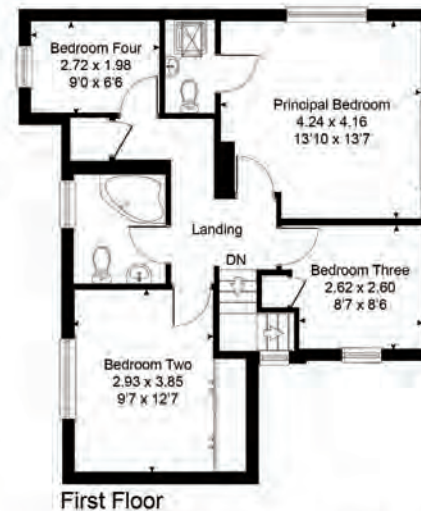
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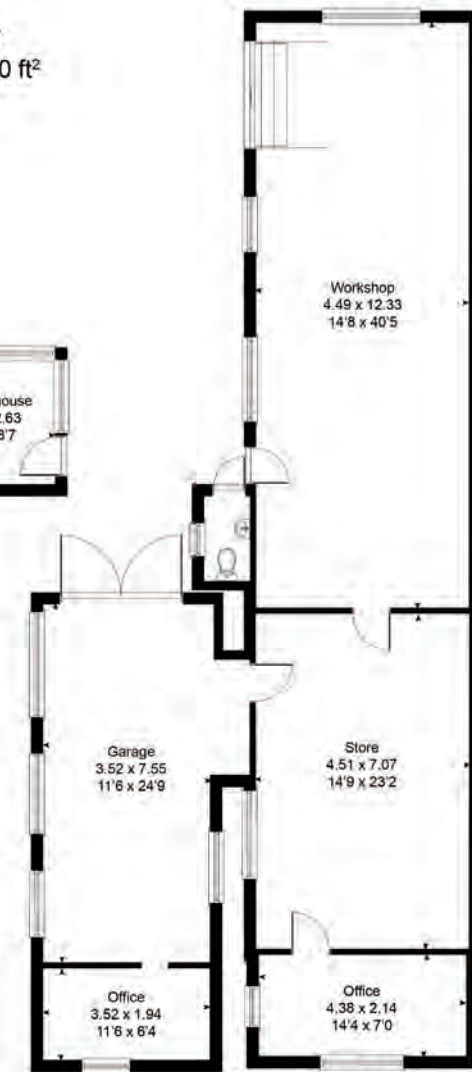
Bridge Farm, St. Ives, Huntingdon PE27 3LY
 Approximate Gross Internal Area = 144 m² / 1550 ft²
 Outbuildings = 170 m² / 1830 ft²
 Total = 314 m² / 3380 ft²



Outbuildings (not shown in actual location or orientation)



First Floor



Outbuildings (not shown in actual location or orientation)

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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