



Bodsey Toll House
Bodsey | Ramsey | Huntingdon | Cambridgeshire | PE26 2XH

BODSEY TOLL HOUSE



DOWNSTAIRS ACCOMMODATION





KEY FEATURES

Riverside Tranquillity: Immerse yourself in the serenity of an acre plot with panoramic views and versatile accommodation.

Finished to an excellent standard, this bright residence spans three floors. Notably, the open-plan kitchen dining room and family room on the first floor perfectly capture the stunning views. The kitchen dining room, ideal for entertaining, features a luxurious kitchen with granite work surfaces and integrated appliances. The family room, adorned with a wood-burning stove, opens onto a southwest-facing balcony. Additionally, a dual-aspect garden room with doors leading to the west-facing garden and a separate utility room enhance the overall functionality.

The ground floor boasts an en suite bedroom and a reception room with a secondary kitchen, suitable for use as a self-contained annexe. The second floor accommodates three further bedrooms, including the principal bedroom, and a well-appointed bathroom.

Outside, a block-paved drive provides ample parking, winding through the gardens to an oversized double garage. The gardens, primarily laid to lawn, extend to the riverbank and surrounding farmland. Featuring a variety of specimen trees, a generous patio, and a cabin complete with a kitchenette and shower room, the property also includes fishing and mooring rights.













SELLER INSIGHT

“The location was a big part of the appeal for us as there are outstanding views in all directions; it's a good-sized plot in an idyllic spot with the canal nearby and scenic walks right from the doorstep, and everything we need is easily accessible as we're positioned right in the heart of the countryside between Cambridge and Peterborough,” say the owners.

“It's pitch dark at nighttime as there is no light pollution, so we are treated to vast, starry skies overhead and can see thunderstorms and lightening coming in from over 30 miles away. It's peaceful and very quiet here, so it's attractive for wildlife and we see an interesting range of birds and animals such as hedgehogs, muntjac deer, rabbits, pheasants, kestrel, ducks, and swans.”

“For the keen golfers, there are two courses here to enjoy with one green being only a few hundred yards away and it's an easy walk to the clubhouse. There are nice restaurants in Ramsey, as well as several pubs in the nearby vicinity that do some quite exceptional food. It's only half an hour to Huntingdon train station where we can leave the car and be in Kings Cross in an hour or so which works well for hybrid working and days out.”

“The garden is a lovely space to relax and entertain. The summerhouse is a wonderful feature that has been well used and loved by all and there's plenty of space for BBQs in the summer. The garden is full of mature trees and bushes, and we have mooring rights to the river just next to the property where we can paddle, fish, and go out on the boat.”

“The property is ideal for multigenerational living and entertaining as there is a ground floor annexe and space for seating 24 guests in the main lounge and kitchen / dining area upstairs. We designed it as an upside-down property to make the most of the views over the fields which can be seen from every aspect. The main lounge has south facing windows overlooking the river and the sun streams in all day long; it's certainly one of the most used rooms for us but we also enjoy sitting out on the balcony, at any time of day and night, just taking in the peace and looking up at the sky.”*



*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

The nearby town of Ramsey is a historic market town which grew up around Ramsey Abbey, a Benedictine monastery. The remains of the Abbey are now part of the town's secondary school, Abbey College. The town has a good range of shops, banks, post office as well as cafes, pubs and restaurants, GP and pharmacy services and a library. A weekly market has been held in Ramsey since the 13th century. There is also a large supermarket on the outskirts of the town. Ramsey has a lovely community feel with lots of sports and social activities to get involved in from cricket to swimming at the Leisure Centre and lots of countryside walks around the Fens. There are also plenty of social groups/activities for all ages to enjoy such as Air Cadets, Scouts, Guides, youth clubs, WI, Young Farmers and Ramsey Singers to name a few.

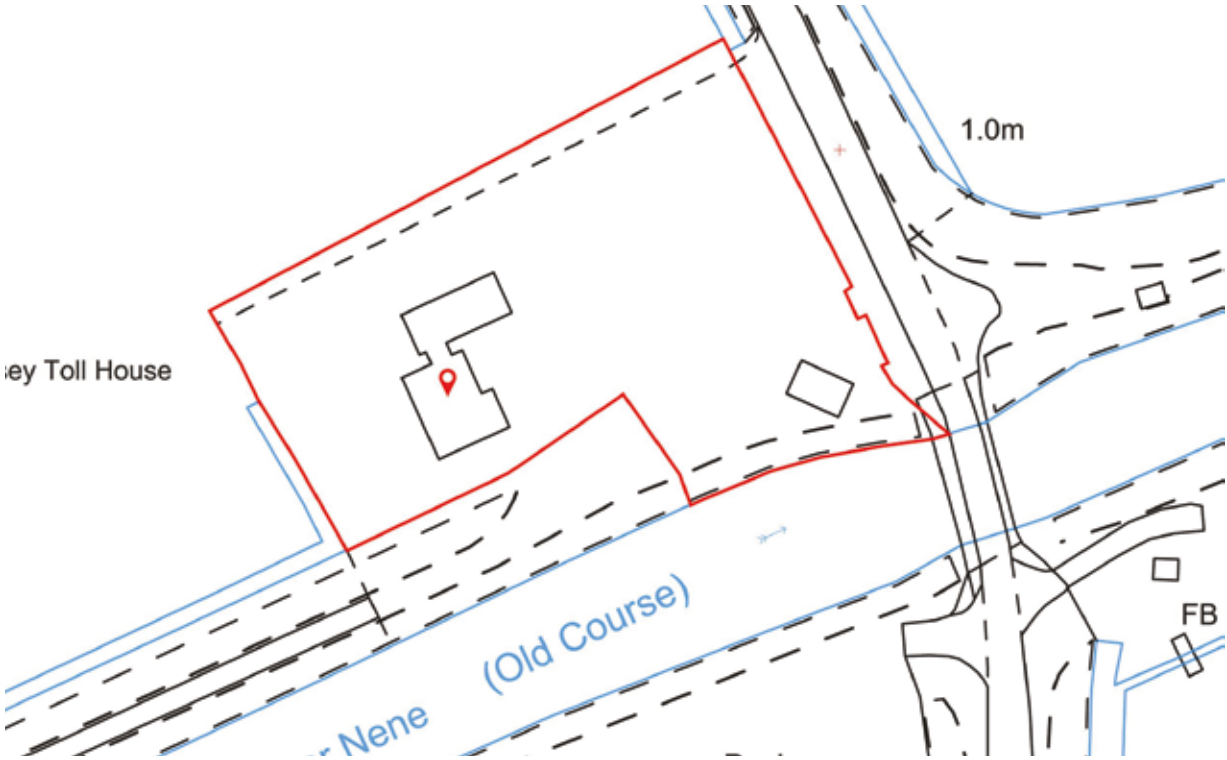
Transport

Ramsey lies about 9 miles to the north of Huntingdon which has a mainline railway station with fast train links into London King's Cross in about 50 minutes. The A1(M) is about 11 miles to the west of the village and provides links into the A14, M11 and the wider national road network. There are also regular bus services from Ramsey to St Ives, Huntingdon and Peterborough.

Schools

Ramsey has several well-regarded schools including Ramsey Spinning Infant School, Ramsey Junior School, Bury Church of England Primary School and Abbey College for secondary education. King's Ely, a well-known independent school, is about a 30-minute drive away.

INFORMATION



- Panoramic Views
- Versatile Accommodation
- River Access
- Fishing and Mooring Rights
- Self-Contained Annexe Optional
- Luxurious Open-Plan Kitchen Dining Room

Agents Notes
Tenure: Freehold
Year Built: 2009
EPC: C
Local Authority: Huntingdonshire District Council
Council Tax Band: F

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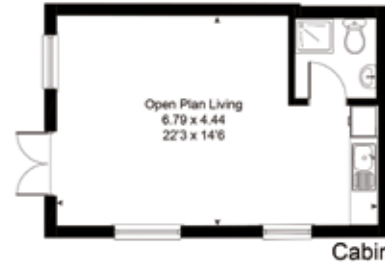
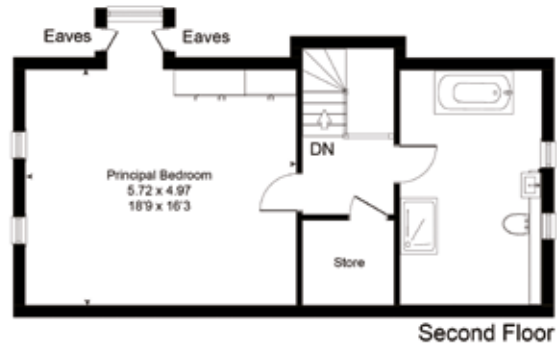
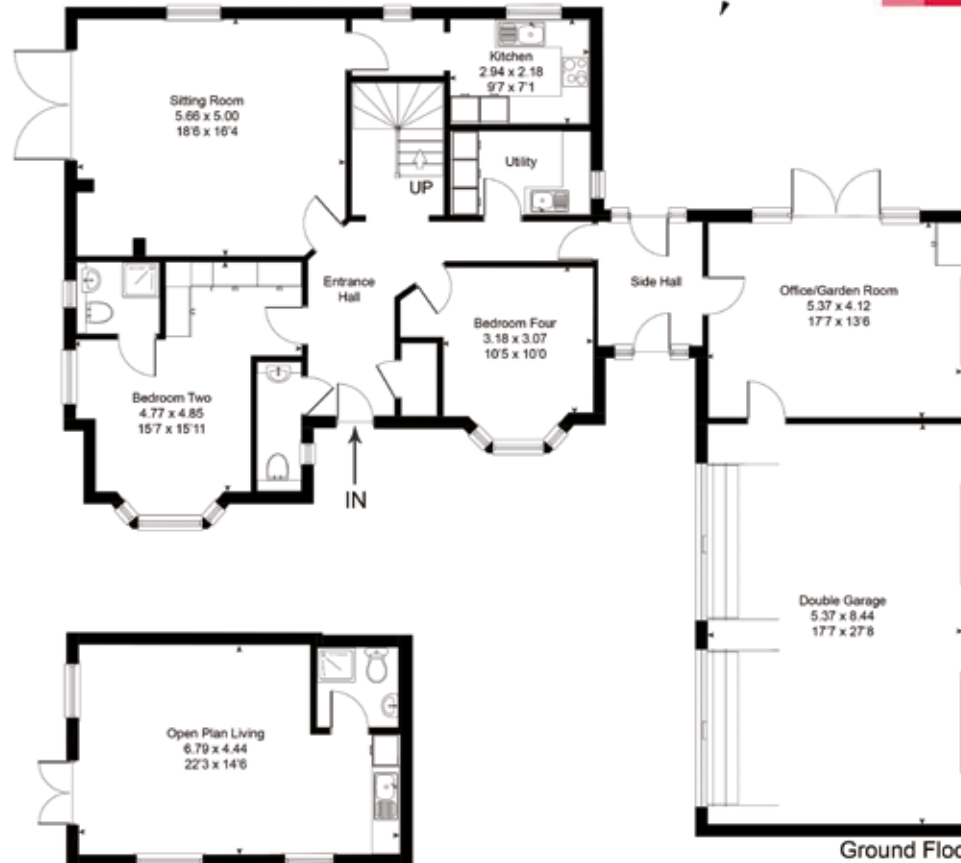
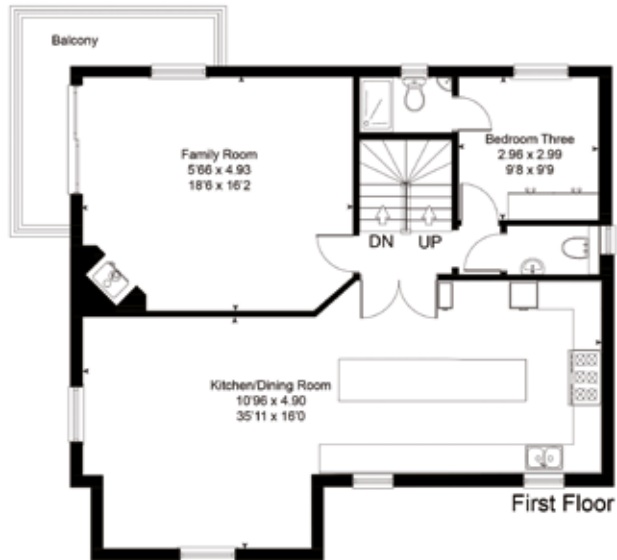
Approximate Gross Internal Area = 283 m² / 3046 ft²

Garage= 45 m² / 484 ft²

Cabin = 30 m² / 323 ft²

Total = 358 m² / 3853 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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