



Brooklands
89 High Street | Ramsey | Huntingdon | Cambridgeshire | PE26 1BZ

FINE & COUNTRY

BROOKLANDS







KEY FEATURES

Backing onto the golf course with a striking Georgian façade, this exceptional period home is truly special.

The rear of the house, dating back to 1693, sits seamlessly alongside the Georgian front, offering the best architectural features of both eras, including elegant sash windows, exposed beams, and superb ceiling height throughout. Arriving in the entrance hall, two of the four reception rooms are found on either side, both featuring fireplaces and sash windows that fill the interiors with natural light. The drawing room benefits from exposed beams, and a stone inglenook with an original open fireplace. The breakfast room, open to the kitchen with its magnificent vaulted ceiling, island, and Aga, is ideal for entertaining. Completing the ground floor are a spacious utility room, cloakroom, and a garden room overlooking the established south-facing rear garden.

Upstairs, five bedrooms are well-served by two family bathrooms, with an en suite to the principal bedroom. The large attic, accessible by stairs, offers potential for further accommodation if required.

Outside, the rear garden is predominantly laid to lawn, adorned with mature specimen trees that provide an excellent level of privacy. The patio extends onto the lush green lawn, transforming the outdoor area into a tranquil and inviting space. Ample parking is available in the driveway, and storage can be found in the outbuilding.

Conveniently situated within walking distance of the town centre and a short walk to the rolling countryside, this home offers both accessibility and natural beauty. Nearby Huntingdon Train Station provides mainline rail services for easy commuting.

















SELLER INSIGHT

“ The present owners were moving out of London and hunting for a family home in a rural location, but one within easy reach of a main line station for regular commuting into the capital. This intriguing house, full of individual character, set within the heart of the market town of Ramsey was ideal and they came to live here thirteen years ago.

With its elegant Georgian frontage, the house, which is often described by friends as a 'Tardis', gently unfolds into the body of the house, parts of which date back to the 1600s. Elegant Georgian rooms gently move into the Tudor part of the house with beams and inglenooks all blending seamlessly together. Accommodation is generous and flexible with each room having its own distinctive personality, with many options on their functionality. The owners have, of course, enhanced their home through the years to add to its comforts and luxuries, one project being the totally new kitchen. As the family love to entertain and cooking is a passion, this brilliant space easily becomes the sociable heart the heart of family life. In addition, there is also a year-round garden room which is a special area in which to relax and one of the many areas which can be utilised for home working. Having such space and outstanding amenities, the house is ideal when family and friends come to stay, with guests having their own private facilities.

The spacious, private, garden is mainly laid to lawn but with the patio being an area on which to enjoy al fresco dining. It is also a space for special events, and utilising the amenities both inside and out, the owners make good use of the area when they held their wedding reception here.

Brooklands is conveniently located to be within easy reach of plentiful amenities, with larger supermarkets being located very close. Sport and wide-ranging leisure opportunities are on the doorstep, with an outstanding choice of education opportunities, both state and independent, being within close proximity. It is just a short journey into Huntingdon where the main line station is located, and which offers an excellent service into the capital and beyond. Major roads in area are very good, especially since the major upgrade of the A14. There are many opportunities to enjoy the local countryside and the beautiful city of Cambridge is a delight to visit via the guided busway located in nearby St Ives.

This has been a special home for the owners who will be very sad to leave, but it is for logistical family reasons they are moving. They wish the new owners of Brooklands much happiness in this special home.*

*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

Ramsey is an 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.

Brooklands, High Street, Ramsey PE26 1BZ
 Approximate Gross Internal Area = 348 m² / 3746 ft²

Loft = 81 m² / 872 ft²

Outbuilding = 37 m² / 398 ft²

Total = 466 m² / 5016 ft²

 = Reduced headroom below 1.5m / 5'0"



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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