



Banks End Cottage
Banks End | Wyton | Huntingdon | Cambridgeshire | PE28 2AA

BANKS END COTTAGE







KEY FEATURES

An impeccably maintained period home situated on over a third of an acre of meticulously landscaped gardens, boasting excellent ceiling height and charming character features throughout.

The sitting room, enhanced by a wood-burning stove, seamlessly opens into the triple-aspect dining room, creating an ideal space for hosting gatherings. For those seeking a quieter retreat, the study offers a more peaceful and private ambiance. The heart of this home is the spacious kitchen breakfast room featuring Polished Quartz worksurfaces, built-in appliances, a boiling hot water tap, double doors leading to the gardens, and a convenient breakfast bar. The utility room is generously sized, providing ample storage for boots and laundry needs. The principal bedroom is complemented by an ensuite, both offering ample built-in storage. Two additional double bedrooms share a contemporary bathroom complete with a free-standing bath and a separate shower.

Outside, a large gravel driveway provides convenient parking and access to the garage. The beautifully landscaped gardens, featuring a south and west-facing main lawn, exude tranquility. Surrounding mature trees contribute to a peaceful atmosphere, enhancing the well-stocked and established borders. A section of timber outbuildings and a pond further enrich the outdoor space.













SELLER INSIGHT

“ We purchased the property as a development opportunity back in 2002 and it took nearly 6 years to fully renovate the cottage and cultivate the garden. We were looking for a country property with period features and a large garden, and that's exactly what we got,” say the owners.

“Originally a two up / two down, small, thatched cottage, we added a contemporary extension that perfectly complements the original building with the open fireplaces and characterful features. The utility room, main bathroom, and kitchen have been completely revamped to a high standard in the last 3 years and the bathroom has since been described as a 5* hotel experience; we agree that it's certainly a lovely space to relax at the end of a busy day in the feature slipper bath.”

“The land was covered in thick undergrowth when we first moved in but we could see that it would make a wonderful wraparound garden that friends and family would enjoy too. There are a couple of seating areas providing sunny spots and shade, including the large patio that runs along the back of the house which can be accessed directly from the kitchen. We've enjoyed numerous family BBQs here in the summer and the children could safely run around, play, and explore.”

“The cottage comes into its own when it's warm, cosy, and festive, and we have fond memories of hosting our family here at Christmas. The olde worlde-style lounge is the place to be when it's cold outside as we light the fire and curl up in the comfortable chairs with a good book or listen to music. The kitchen is perfect for day-to-day family life and entertaining as it's very spacious and we often sit at the breakfast bar in the morning looking out at the garden and various wildlife visitors, including squirrels, kingfishers, woodpeckers, pheasants, and the family of nesting ducks in the summer.”

“The location is ideal as we are situated on the edge of a 518-acre private fishing lake. Cycle paths and bridleways lead through the surrounding countryside and we enjoy walking down to the picturesque village of Houghton and sailing at nearby Grafham Water. Transport links are good with regular buses into Cambridge, Ely, and Huntingdon, as well as the railway station in Huntingdon which offers easy access to London for work and leisure.”*

*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 riverside village of Wyton lies approximately equidistance (c 2.5 miles) between Huntingdon to the east and St Ives to the west. The village of Wyton lies side by side with the village of Houghton along the bank of the River Great Ouse and combined forms the Houghton & Wyton Parish of Huntingdonshire. Much of Houghton and Wyton fall within a Conservation Area with many buildings of architectural interest together with the flood meadows and pretty countryside. Local amenities within the two villages include: three small shops, a community owned mini-supermarket which houses a post office, a village hall, two pubs and a primary school in Houghton. The village hall hosts a range of activities from baby and toddler groups, Pilates, karate and dancing and is also available for private hire. Nearby Wyton and Hartford marinas provide a range of leisure facilities. There are more comprehensive shopping and leisure facilities in both Huntingdon and St Ives including most major supermarkets. Cambridge is about 20 miles away and offers a wide range of cultural, leisure and shopping facilities together with its well renowned University colleges.

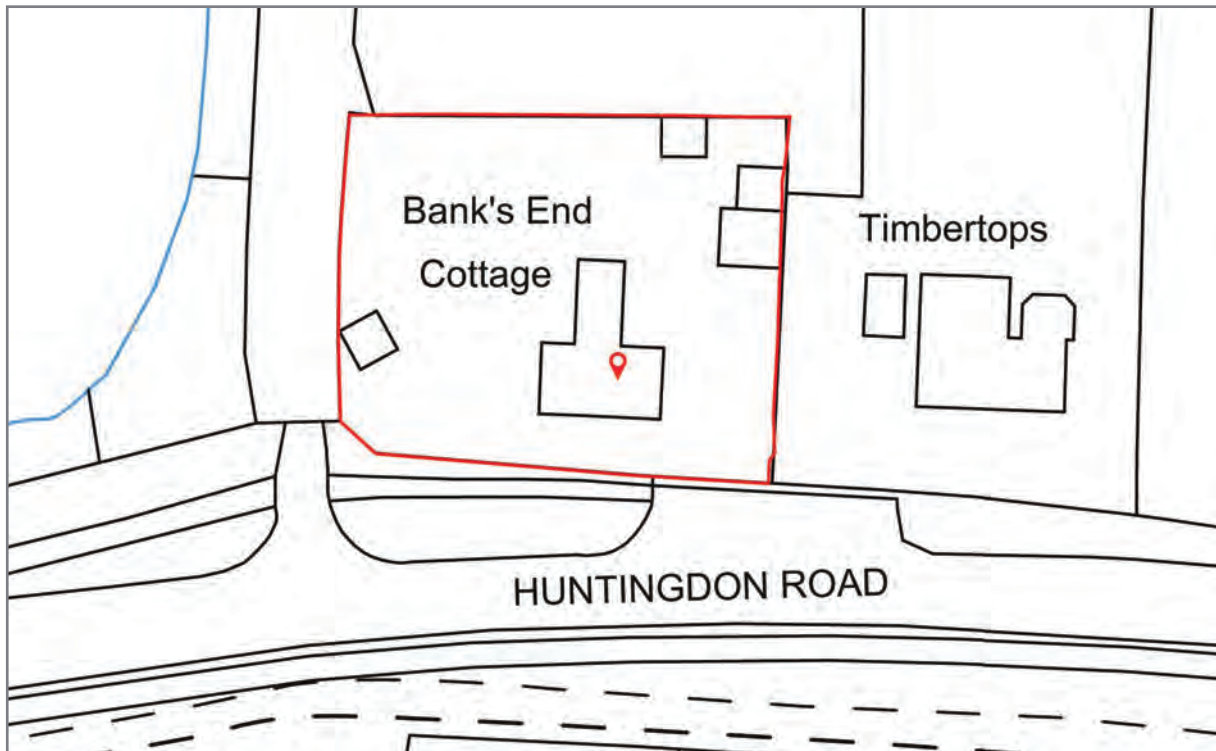
Transport

There is good road access north and south via the A1 and east and west by the A14. The new guided bus service now provides direct access into Cambridge. Nearby Huntingdon has a mainline train station providing fast services into London in approx. 50 minutes.

Schools

There is a playgroup in Houghton and the village of Wyton is in the catchment area for Houghton Primary School and St Peter's secondary school in Huntingdon. Other nearby primary schools include: Wyton on the Hill Community Primary School, Thorndown Primary School in St Ives and Hemingford Grey Primary School. Other nearby secondary schools include: St Ivo School in St Ives and Hinchingsbrook School in Huntingdon. There is also a wide range of well-regarded independent schools for all age groups in Cambridge.

INFORMATION



- Period Property
- Fully Renovated
- Large Driveway and Garage
- Landscaped Gardens
- Great Access to London / Cambridge
- 0.3 Acre Plot

Agents Notes

Tenure: Freehold

Year Built: Circa 1836

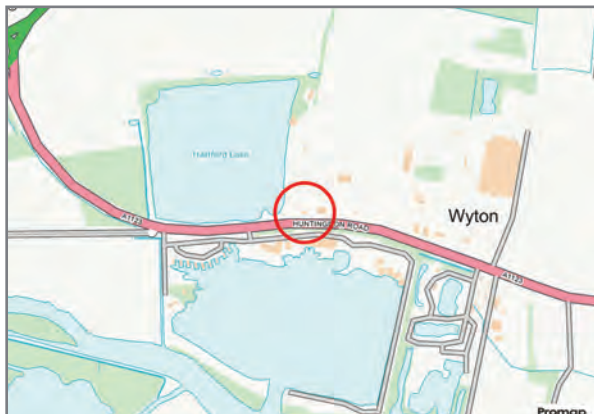
EPC: D

Local Authority: Huntingdonshire District Council

Council Tax Band: E

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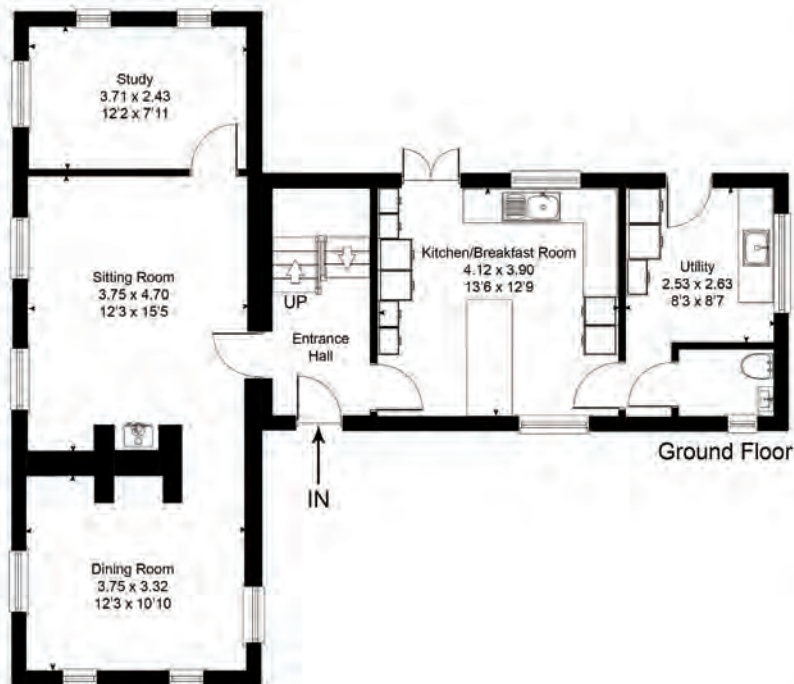
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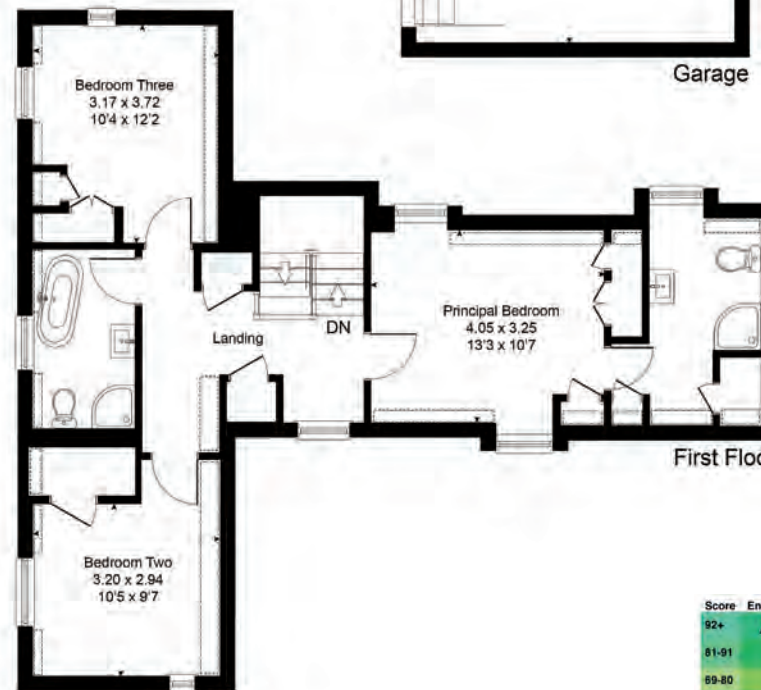
Banks End Cottage, Wyton, Huntingdon PE28 2AA
 Approximate Gross Internal Area = 143 m² / 1539 ft²
 Garage = 27 m² / 291 ft²
 Total = 170 m² / 1830 ft²



Garage

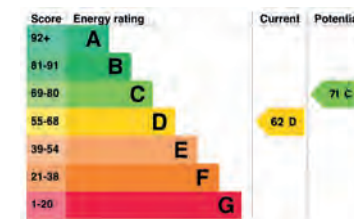


Ground Floor



First Floor

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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