



Orchard Cottage, Holywell, St. Ives  
PE27 4TG



Guide Price: £1,250,000

Freehold

Holywell, St. Ives, PE27 4TG

- Detached Family Residence
- Five Bedrooms
- Village Location
- Off-Road Parking
- Approx an Acre Plot
- Well-Presented Throughout
- Excellent Access to School and Amenities
- WFH office
- Freehold
- Energy Rating: D/66

Nestled in the highly desirable village of Holywell, Orchard Cottage provides convenient access to Cambridge, Holywell Primary School, a charming Village Pub/Restaurant, and local amenities. This stunning residence boasts meticulously presented living spaces spanning approximately 3000 square feet on a generous plot just short of an acre.

The residence features a well-designed layout, including a welcoming sitting room that seamlessly transitions into the sunroom, providing an abundance of bright and spacious living. Additional living spaces include a family room, a generously sized kitchen/diner, a practical utility room, and five bedrooms with a dressing area and en-suite in bedroom one, as well as an en-suite in the guest bedroom, a family bathroom, an office, and a convenient storeroom.

Amenities include a recently refitted kitchen, double-glazing for enhanced energy efficiency, and oil-fired heating. Notably, the property is equipped with solar panels, contributing to sustainable energy practices, and further enhancing energy efficiency. The south-facing garden bathes the property in sunlight, creating an eco-friendly and energy-efficient environment. There is a carport, and a contemporary balcony area offering a delightful space for outside dining or entertaining while enjoying stunning panoramic views.

Council Tax Band E.  
Huntingdon District Council.  
These details are subject to approval.



# Accommodation

## Landing

**Living Room** 18'6" x 16'4" (5.64m x 4.98m).

**Sunroom** 18'1" x 15'6" (5.5m x 4.72m).

**Kitchen/Diner** 13'3" x 29' (4.04m x 8.84m).

## Family Bathroom

**Bedroom 1** 11'9" x 14'11" (3.58m x 4.55m).

**Dressing Area** 8'11" x 6'3" (2.72m x 1.9m).

## En-Suite

**Bedroom 3** 13'4" x 10'9" (4.06m x 3.28m).

**Bedroom 4** 8'10" x 13'9" (2.7m x 4.2m).

**Bedroom 5** 9' x 8'10" (2.74m x 2.7m).

**Bedroom 2** 11'9" x 14'11" (3.58m x 4.55m).

## En-Suite

**Hallway/Entertaining Space** 26'5" x 13'4" (8.05m x 4.06m).

**Reception Room** 7'7" x 7'11" (2.3m x 2.41m).

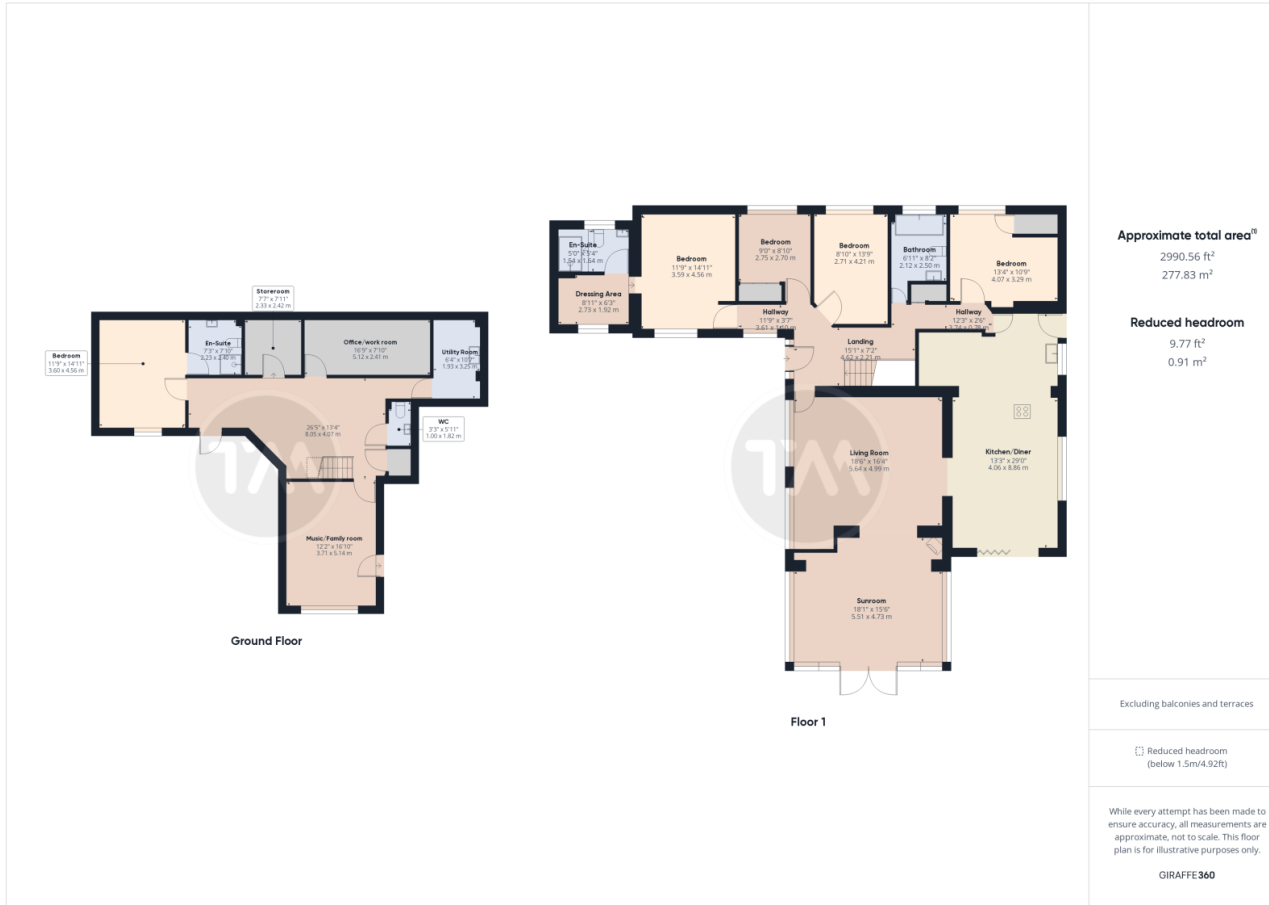
**Reception Room** 16'9" x 7'10" (5.1m x 2.4m).

## Utility Room

## Cloakroom



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.



## Thomas Morris

24-26 Crown Street, St. Ives, Cambridgeshire,

PE27 5AB

T: 01480 468066

stivesenquiries@thomasmorris.co.uk

Visit all our properties at  
[thomasmorris.co.uk](http://thomasmorris.co.uk)

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

