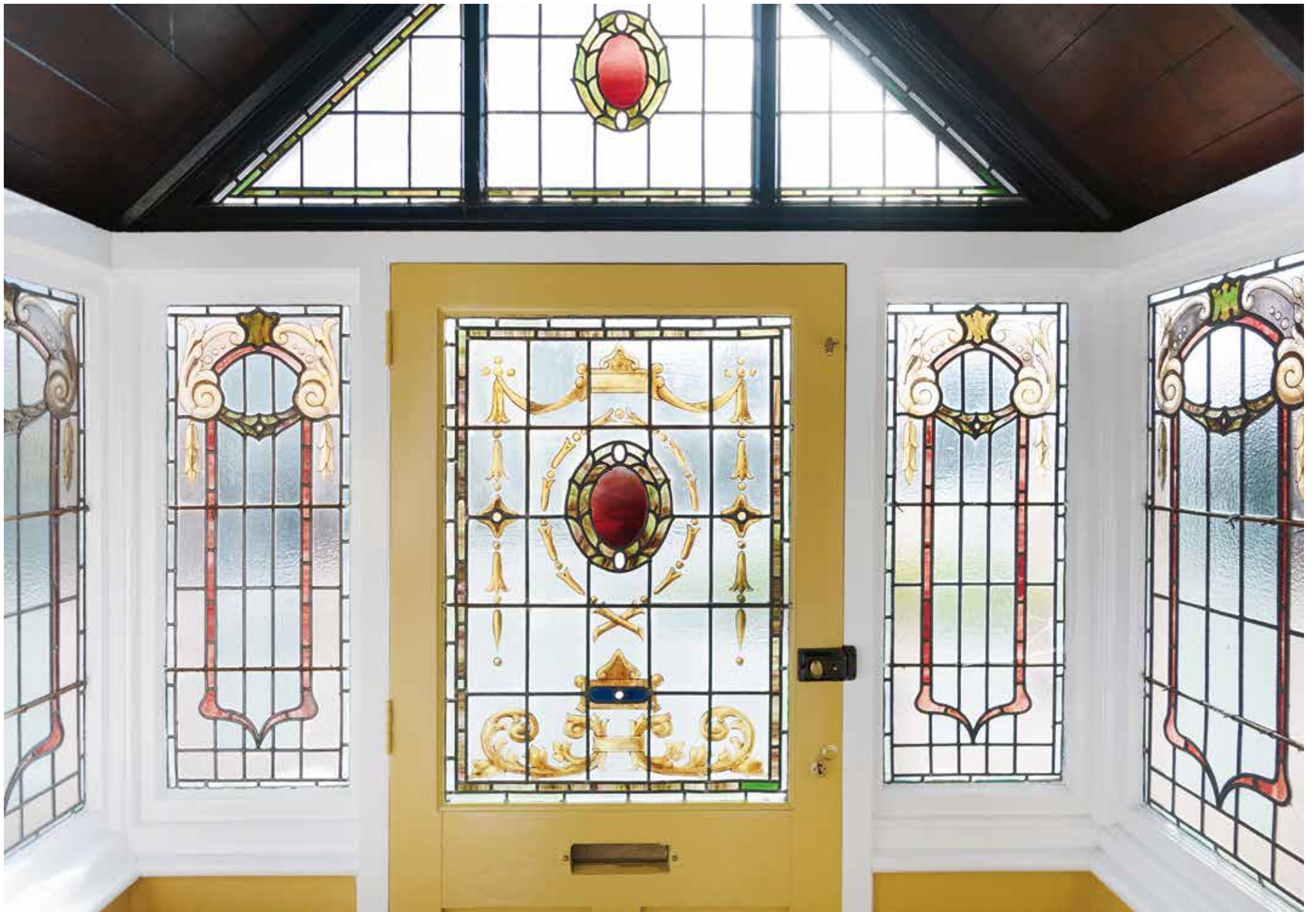




Whitwell House
High Street | Offord Cluny | St. Neots | Cambridgeshire | PE19 5RT



WHITWELL HOUSE







KEY FEATURES

Whitwell House, an exquisite Grade II listed Georgian residence, exudes timeless charm with its rich character features and expansive family accommodations spanning five bedrooms. Evolving from its original Georgian design, the house saw thoughtful expansions in the late 1920s/early 1930s, incorporating bay windows and a greenhouse, while the addition of the conservatory in 1996 by the current owner further enhanced its architectural appeal.

The ground floor seamlessly blends comfort and functionality, offering generous living spaces such as a sitting room, study, dining room, and a well-appointed kitchen equipped with a spacious walk-in pantry and a practical utility room. In its recent upgrade, all sash windows have been meticulously restored, showcasing Fineo ultra-thin double glazing for superior thermal insulation and heightened energy efficiency.

Ascending to the first floor unveils a collection of five bedrooms, served by a family bathroom and a separate W.C. Bedrooms two and three share the convenience of a Jack-and-Jill bathroom, while the principal bedroom boasts captivating bay windows overlooking the enchanting garden.

The meticulously landscaped formal gardens add to the property's allure, complemented by a delightful assortment of outbuildings and barns catering to various needs. The house is enhanced by a gated gravel driveway with double garage and adjoining log store.

Nestled in a sought-after village location, this residence holds a unique charm that captivates discerning homeowners.













SELLER INSIGHT

“ Originally three cottages made into one sizeable farmhouse, Whitwell House stands today as a highly attractive Grade II listed Georgian home boasting great character and a stunning English country garden. Extended over the years to include a late 1920s to early 1930s lean-to greenhouse, and a more recent conservatory, this property beautifully celebrates both its interior and its natural surroundings. Located in Offord Cluny, a village in the parish of Offord Cluny and Offord D’Arcy, it sits just under five miles north of St Neots and three miles south-west of Huntingdon. Occupying a prominent position in the village, with a trio of handsome double-height bay windows and an attractive entrance porch with a stained-glass panel door and leaded stained-glass panels, the property has huge curb appeal. The formal gardens, set to the side and rear of the property, feature a labyrinth, manicured lawns, a pond, a vegetable garden, and an elegant rose arch. In addition, there are a selection of outbuildings providing space for all manner of storage and activities, and an extensive resin and gravel driveway providing gated parking for several vehicles. ‘I moved from nearby Buckden in 1992 with my young family, initially renting Whitwell House. By the time we were able to buy it in 1993 I was already in love with it. The house has warm feeling, and I knew it had the potential to be a wonderful family home, which it certainly has been,’ says the owner. She adds, ‘the back garden is extremely private whilst the large front lawn, which was re-seeded just last summer, is excellent for games of croquet and garden parties.’ Its village location, with proximity to a primary school, pub, and a community hall offering a range of activities, means one can enjoy all the pleasures of living in the countryside whilst not feeling isolated. This is further enhanced by being conveniently close to both road and rail transport links.

‘It’s a substantial five-bedroom home with good sized rooms offering plenty of space to accommodate family and friends. With two staircases and plenty of hiding places it offered my daughters and their friends’ endless opportunities for hide and seek’

‘Some of the house’s features which I shall miss include a double aspect bedroom, a walk-in pantry with its original floor and slate work tops and a large walk-in airing cupboard.’

‘The house has a handy rear entrance hall/boot room and a laundry room.’

‘Most recently, I have renovated the sash windows using Fineo ultra-thin double glazing, providing exceptional thermal insulation and significantly increasing energy efficiency.’

‘I have really enjoyed landscaping the garden over the years I have lived here, and it now boasts a number of mature trees planted by me offering various sunny and shady spots to sit and watch the wildlife. There are plenty of walks alongside the River Great Ouse where you can spot heron, kingfishers and the occasional otter making this is a great place to enjoy an outdoor lifestyle.’*

*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

Offord Cluny has great amenities including a village shop, bistro pub, recreational grounds, and primary school. There are bus services to Hinchingsbrooke Secondary School and Kimbolton school. Nearby Huntingdon and St Neots offer a wider selection of shops, restaurants/bars and leisure facilities. There are great walks for nature lovers and dog owners with nearby access to the River Ouse and Ouse Valley Walk which take you to Little Paxton Nature Reserve.

Transport

Road:

St Neots: 5 miles approx.

Huntingdon: 4 miles approx.

Cambridge: 20 miles approx.

Trains:

Railway stations at St Neots and Huntingdon provide direct access to London Kings Cross/St Pancras/ Horsham via Gatwick Airport and to the North via Peterborough.

St Neots to London Kings Cross/St Pancras – 40 mins

Huntingdon to Peterborough – 17 mins

Schools

Primary:

Offord Primary School (0.1 miles) Recently converted to an academy. Ofsted Rating not available.

Buckden CofE Primary School (1.6 miles). Ofsted Rating: Outstanding

Great Paxton CofE Primary School (1.9 miles). Ofsted Rating: Good

Secondary:

Hinchingsbrooke School (3 miles). Ofsted Rating: Good

St Peter's School (3.8 miles). Ofsted Rating: Good

Longsands Academy, St Neots (5.3 miles)

Cambourne Village College (7 miles). Ofsted Rating: Outstanding

The highly regarded Kimbolton School, an independent co-educational day and boarding school, for ages 4-18 is approx. 8 miles away.

INFORMATION

- Grade II Listed Georgian Residence
- Range Of Outbuildings
- Detached Double Garage
- Conservatory And Garden Room
- Formal Gardens
- Great Access to London/Cambridge

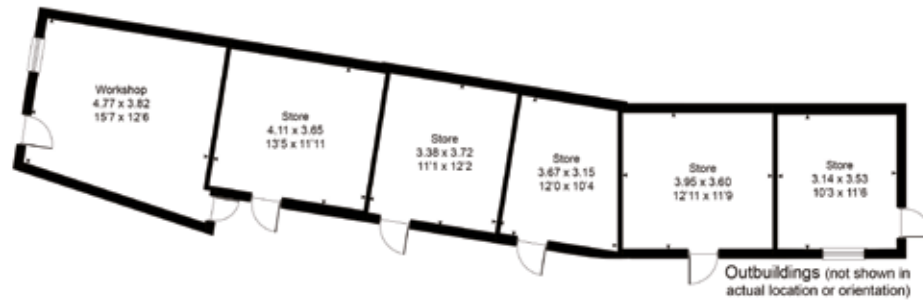
Tenure: Freehold
Year Built: Circa 1800s
EPC: Exempt - Grade II Listed
Local Authority: Huntingdonshire District Council
Council Tax Band: F

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.

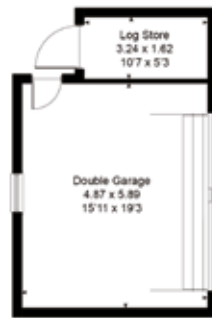
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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



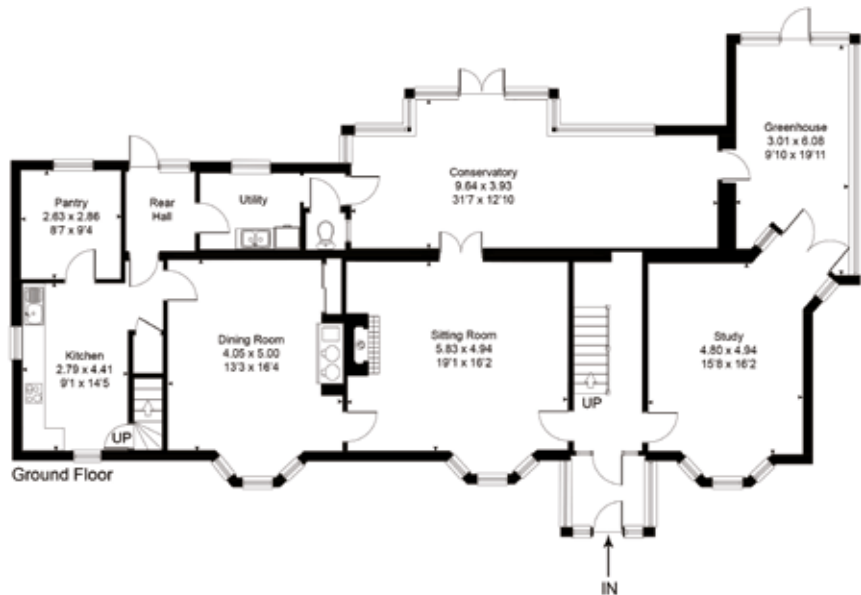
Whitwell House, Offord Cluny, Huntingdon PE19 5RT
 Approximate Gross Internal Area = 310 m² / 3337 ft²
 Outbuildings = 120 m² / 1291 ft²
 Total = 430 m² / 4628 ft²



Outbuildings (not shown in actual location or orientation)



Garage (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 © 2024



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