



The Gables
31 High Street | Ramsey | Huntingdon | Cambridgeshire | PE26 1AB

FINE & COUNTRY

THE GABLES







KEY FEATURES

Beautifully presented, this substantial and extended home, with an annexe, is set in 2.28 acres of south-facing gardens and features a coach house with permission for conversion.

The heart of this unique home is the extended open-plan kitchen. Full-height glazing and sliding doors seamlessly connect the indoor and outdoor spaces, flooding the area with natural light. The contemporary architecture highlights characterful features such as exposed brickwork. Alongside its stylish design, the kitchen offers superb practicality, boasting underfloor heating, a coffee station with an instant boiling tap, and a large utility room.

Formerly a ballroom, the drawing room offers a peaceful and refined space. Full-height French doors with shutters and views over the gardens make this an ideal space for summer, while a stone fireplace with a wood-burning stove ensures a warm and cozy atmosphere during the winter months. The snug provides a more intimate space to indulge in cozy evenings enjoying a film.

The formal dining room is also a delight with exposed beams, a sash bay window, and an open fireplace, perfect for formal dining and family celebrations. There is also a flexible hobbies room that can be utilized to meet the changing requirements of the new occupants.

A generous boot room with an original inglenook and vaulted ceiling sits alongside a shower room, perfect for after outdoor pursuits. The ground floor also includes a self-contained one-bedroom annexe which can be used as part of the main home or separately for guests or multi-generational living.

Upstairs, the principal suite provides a luxurious sanctuary and comprises a bespoke en suite, dressing room, and characterful bedroom. The remaining three bedrooms are well-served by a family bathroom with a freestanding bath.

A brick wall with remote gates opens to reveal the driveway and surrounding gardens extending to approximately 2.3 acres. A detached coach house benefits from planning permission for conversion into a self-contained annexe but would also make an excellent leisure suite or office. The gardens wrap around the property with a selection of specimen trees and boundary hedging. An open courtyard accessed from the kitchen is the ideal space for alfresco dining, while the large lawns could easily accommodate a marquee for large gatherings.

While providing privacy and tranquillity, the historic town centre and well-regarded schooling are within walking distance. Major road and rail links are a short drive away, including regular commuter rail services into London.













SELLER INSIGHT

“ Ramsey is a small, vibrant, market town equidistant between Peterborough and Huntingdon and here, in its centre, stands this brilliant historic home, parts of which date back to the fourteenth century. Since being purchased by its present owners twelve years ago, it has been exquisitely restored to its original grandeur to become this amazing family home.

The owners lived locally and had long admired The Gables and its position within the town. One fortuitous day, they noticed that it was for sale and came to view. As they travelled through the house, its amazing architecture and history unfolded before them, plus they were happily surprised at the amount of land and outbuildings involved. The house had been unoccupied for several years and did require a great deal of TLC but they fell in love with everything about it and, despite the challenge before them, they had the essential skills and ambition. Working very closely with the local conservation body they researched and methodically restored and returned the house, room by room, to its magnificent, historic, past, whilst, at the same time it being their family home. Many items have been cleverly conserved from its past such as the bread oven and washtub. The owners also added a linked, spacious, kitchen, family room where tradition and modern blend beautifully together and which is now very much the hub of the house. It is such a bright and sunny room with excellent glazing and opens out into a splendid courtyard garden; an idyllic spot on which to relax.

It has been a brilliant home to share with friends and family and there have been many large gatherings utilising both internal and external amenities. One grand occasion was a family wedding reception when a large marquee was erected, and several guests enjoyed the occasion.

Ramsey contains everything required for day-to-day living including many independent shops and good places in which to dine. Huntingdon is where the main line station is located offering quick and efficient journeys into Kings Cross. The recently upgraded A14 is very close and provides links to many other trunk roads. Close by is St Ives which is where a purpose constructed bus lane offers a first-class service direct into the centre of the beautiful city of Cambridge.

The owners can feel justly proud in their achievement, but the family have now flown the nest and they have decided it is now time for another family to occupy this wonderful house full of original charm, poise and elegance.*

*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.

Education

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



- Beautifully Presented
- Extended Open-Plan Kitchen
- 2.28 Acre Plot
- South-Facing Gardens
- Extensive Residence
- Annexe
- Coach House with Permission for Conversion

Agents Notes

Tenure: Freehold

Year Built: late 13th Century

EPC: Exempt Grade II*

Local Authority: Huntingdonshire District Council

Council Tax Band: G

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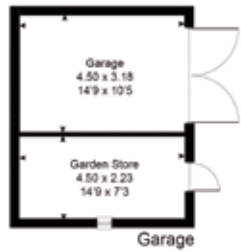
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The Gables, High Street, Ramsey PE26 1AB
 Approximate Gross Internal Area = 393 m² / 4230 ft²
 Coach House = 135 m² / 1453 ft²
 Garage = 25 m² / 269 ft²
 Cellar = 17 m² / 183 ft²
 Total = 570 m² / 6135 ft²



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

EPC Exempt



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