



1 Bance Court
Wistow | Huntingdon | Cambridgeshire | PE28 2FU

FINE & COUNTRY

1 BANCE COURT







KEY FEATURES

Contemporary barn style home in an award winning private developer of just 6 homes.

Wistow combines the best of village life, with a strong community centred around the pub and village hall, and connectivity. London in approximately an hour and Cambridge in 35 minutes. The near market towns of Huntingdon and St. Ives provide a full range of amenities including a guided bus to central Cambridge. The A1, A14, and M11 are also within easy reach, providing convenient access to the length and breadth of the country.

The dual aspect open plan kitchen dining living room is partially special with light flooding through the full height glazing and a vaulted ceiling. The luxurious kitchen with island makes it an exceptional space to entertain. A spacious living room has bifold doors to the deceptively generous garden blending the inside and outside.

A flexible ground floor bedroom with en suite is ideal for guests providing privacy while also being suitable for intergenerational families or as a further reception room. Upstairs the principal bedroom features full height glazing with views of the church and an en suite. Bedroom Two is further enhanced by an en suite, providing generous space and privacy. Bedroom Four is well served by a family bathroom. The garden wraps around two sides and has a timber outbuilding with power.













SELLER INSIGHT

“Nestled within the serene embrace of village life, 1 Bance Court has served as our cherished abode since 2022. Initially captivated by its alluring features – from its idyllic location adjacent to the village church to its individually designed character – we found ourselves drawn to the intimate sense of community it offers.”

“Our residence, exudes an air of spaciousness and comfort, making it an ideal setting for hosting large family gatherings. Each room offers a unique and inviting atmosphere. However, it is the kitchen that truly stands as the heart of our home. With its lofty vaulted ceilings, it serves as a splendid venue for hosting dinner parties and serves as a central gathering place for the entire family. Equally noteworthy is our home's practicality and ease of maintenance, facilitated by modern amenities such as underfloor heating, which ensures a consistently cosy environment even with the presence of our floor to ceiling windows.”

“Externally, the well-tended garden provides a tranquil retreat, with views of the nearby church and fields. We've enjoyed countless uninterrupted sunsets and sunrises from this vantage point.”

“The village pub nearby, known for its warm atmosphere and events, has been a delightful venue for socialising, hosting entertaining evenings such as bingo and quiz nights. Similarly, the picturesque walks through the neighbouring countryside with our dog, often concluding with visits to charming spots like the Crown in Broughton, have been a favourite pastime. On many occasions, we've packed a flask of coffee and a rucksack, relishing these excursions.”

“Amidst this harmonious blend of comfort and community, we've had the privilege of forming meaningful connections with our neighbours, facilitated by platforms like WhatsApp, which have served as conduits for shared celebrations and mutual support, fostering a sense of camaraderie that transcends mere proximity.”

“The setting offers tranquillity and rural charm while boasting excellent connectivity to both Cambridge and London, offering the best of both worlds. We relish our outings to Cambridge and cherish trips to Stamford.”

“As we prepare to bid farewell, we are deeply appreciative of the vibrant community we have had the privilege to be part of. The bonds forged and friendships cultivated in this short span of time are truly invaluable. While we fondly wish we could transport our cherished home with us, the call to relocate beckons, albeit tinged with a sense of sadness for the community we leave behind.”*

*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

Wistow is a small rural village located in a small, secluded valley approximately 7 miles to the northeast of Huntingdon. The Three Horseshoes is the only public house in the village and offers a wide selection of ales and food.

Transport

Road

Huntingdon Train Station – 7.4 miles approx.
Peterborough – 17 miles approx.
Cambridge – 26 miles approx.

Rail

Regular train services to London and to the North (via Peterborough) run from Huntingdon Station.
Huntingdon to London King's Cross – 55 minutes
Huntingdon to Peterborough – 17 minutes

Schools

Bury CofE Primary School – 1.7 miles approx. Ofsted Rating: Good
Abbots Ripton CofE Primary School – 3.5 miles approx. Ofsted Rating: Good
Abbey College, Ramsey – 2.6 miles approx. Ofsted Rating: Good
St Peter's School, Huntingdon – 5.8 miles approx. Ofsted Rating: Good

INFORMATION



- Barn Style Home
- Private Road Of Just 6 Homes
- Built In 2022
- Open Plan Kitchen Dining Living Room
- Great Access To London And Cambridge
- Great Community

Agents Notes

Tenure: Freehold

Year Built: 2022

EPC: B

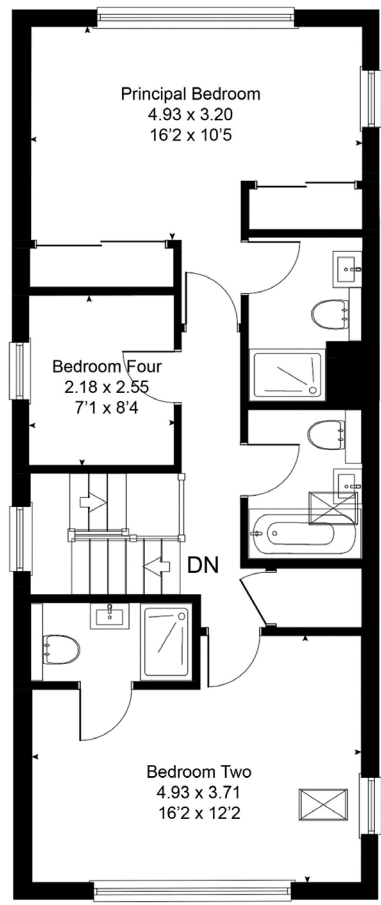
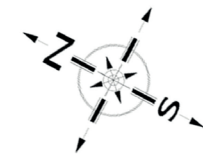
Local Authority: Huntingdon District Council

Council Tax Band: F

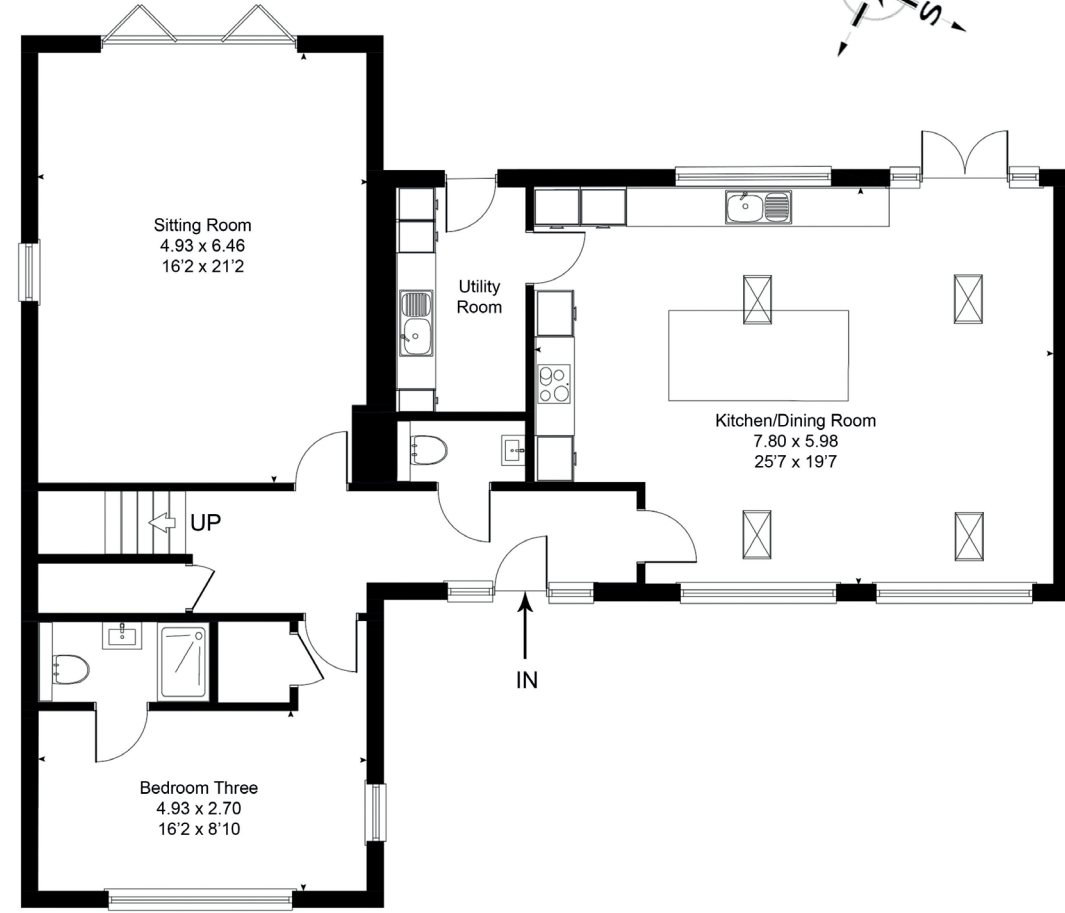
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We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You 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.

Bance Court, Wistow, Huntingdon PE28 2FU
 Approximate Gross Internal Area = 187 m² / 2013 ft²



First Floor



Ground 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 © 2024

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 05.04.2024





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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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