



The Old Farmhouse
Round House Drove | Warboys | Huntingdon | Cambridgeshire | PE28 2US

THE OLD FARMHOUSE











KEY FEATURES

Surrounded by open countryside, this extended and refurbished home sits on 1.43 acres.

Period features are complemented by contemporary design and architecture, creating a unique home. The magnificent open-plan kitchen with a vaulted ceiling boasts two sets of bifold doors, allowing the inside and outside to merge into one, and offering stunning garden views. A brick chimney with a wood-burning stove rises to the double-height ceiling, creating a dramatic addition to the living space. A wide opening to a large family room creates an ideal space for entertaining, while a striking bespoke staircase sits alongside double-height glazing. The kitchen is complemented by a boot room and utility, while a ground floor en suite bedroom offers flexibility for guests or intergenerational living. There are also three further reception rooms. Upstairs, the three bedrooms are served by a luxurious bathroom with a freestanding bath, and the principal bedroom also has access to a balcony with wonderful views.

Outside, the plot extends to 1.43 acres and is surrounded by countryside. There is a large pond and generous lawns. A barn of approximately 3100 square feet offers a wealth of opportunities.

While benefiting from country living, the nearby village of Warboys is well-served, and further amenities, including rail services to the capital, can be found in nearby Huntingdon.

























Village information

The award-winning village of Warboys, with its centrally located landmark Clock Tower built to commemorate the Golden Jubilee of Queen Victoria, lies about 4 miles south of Ramsey and about 8 miles from both Huntingdon and St Ives. The village offers a range of amenities and community activities plus a selection of shops, Post Office, pharmacy and GP/dental surgeries, library, tea-rooms and public houses as well as playgroups and special interest clubs.

The nearby towns of Ramsey, Huntingdon and St Ives offer a wider selection of shopping with a mix of high street names and independent stores, restaurants and eateries as well as leisure centres offering a variety of facilities and activities.

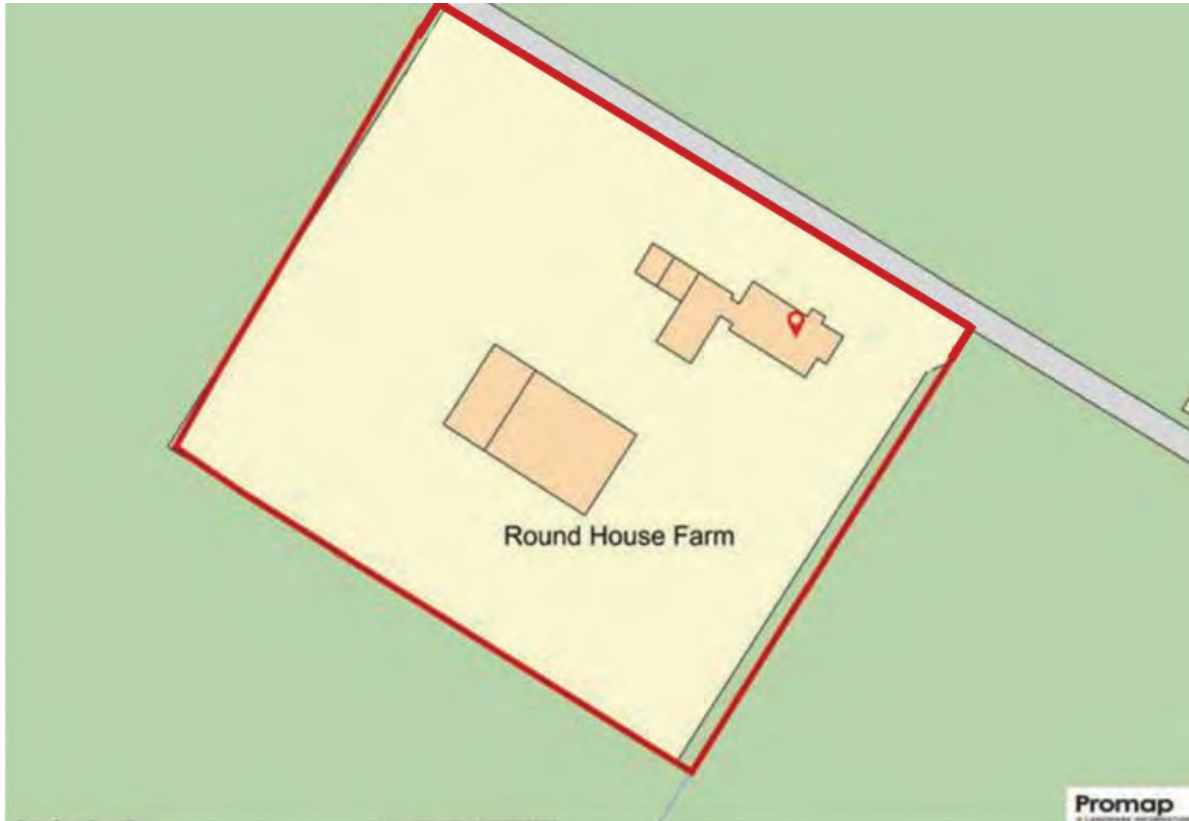
Transport

Warboys has good road links to the A1M and A14 and the wider motorway network. From St Ives the guided bus services provides fast and easy access to Cambridge city centre. Huntingdon station offers fast trains to London King's Cross in under an hour and to the north via Peterborough.

Schools

Warboys has its own primary school, Warboys Community Primary School, which is Ofsted rated "Good" and there are several other Ofsted rated "Good" primary schools within a few miles of the village. Secondary education is available at Abbey College in Ramsey, St Ivo Academy in St Ives and St Peter's School in Huntingdon - all are Ofsted rated "Good".

INFORMATION



- 1.43 Acres Plot
- Surrounded By Countryside
- Recently Fitted Open-Plan Kitchen
- Barn Outbuilding Comprising Approx. 3100 Sq Ft
- Ample Living Space
- Ground Floor En Suite Bedroom

Agents Notes

Tenure: Freehold

Year Built: c. 1900

EPC: F

Local Authority: Huntingdon District Council

Council Tax Band: C

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.

Registered in England and Wales. Company Reg. No. 4377568.

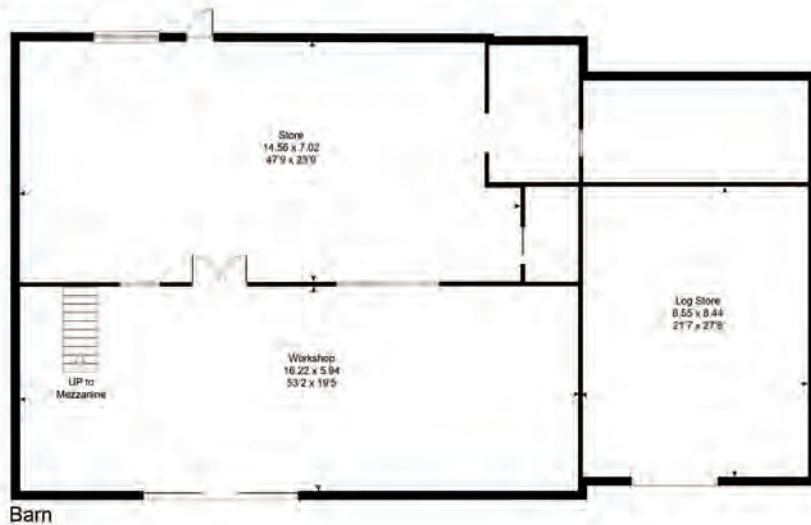
Registered office address: Newcastle House, Albany Court, Newcastle Business Park, Newcastle Upon Tyne, NE4 7YB
copyright © 2024 Fine & Country Ltd.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 27 F | 54 E |
| 1-20 | G | | |

The Old Farmhouse, Round House Drove, Warboys PE28 2US
 Approximate Gross Internal Area = 266 m² / 2863 ft²



The Old Farmhouse, Round House Drove, Warboys PE28 2US
 Approximate Gross Internal Area = 289 m² / 3110 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



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 01.05.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country St Neots on



Fine & Country
4 - 6 Market Square, St. Neots, Cambridgeshire PE19 2AW
0330 333 1060 | inresidence@fineandcountry.com

