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EXQUISITE
HOME

CHARM, CHARACTER AND SOUL

Nestled along a quiet lane in the beautiful village of Wistow, near Huntingdon, is this quaint seventeenth-century Grade II listed five-bedroom cottage which boasts an incredible plot of approximately four and a half acres. With plenty of space for large families, or an ideal layout for those who like to entertain, the property offers a wealth of opportunity. The current owners have faithfully restored much of the property's charm and character.





"...there's a soul to this property, and we've loved being custodians of this lovely house..."

Considered to be one of the oldest properties in this quaint, countryside village, the main house sits proudly under its thatched roof, and a small porch invites you into the original entrance hallway. From there, the property splits into two main living wings. To the left you'll find the warm and bright dining room. The current owners rightly note that one of the most endearing features of these long cottage properties is that most, if not all of the rooms, are dual aspect. The situation of this particular property takes full advantage of the dual aspect nature of its rooms, with the sun rising in through the rear windows and setting through the front, ensuring that sunlight beams into most of the rooms throughout the day. "In the evening, when I'm cooking dinner," said the current owner, "the sun beams in through the kitchen window. It's just lovely to stand at the window preparing your vegetables while the sun is shining down on you." The dining room boasts all of the features one might expect in this style of historic property, including exposed beams, an inglenook fireplace with an inset wood burner, and tiled floors. One of the property's two staircases leads up from the dining room to the first floor, and the dining room itself flows nicely into the kitchen next door.



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Though separate from the dining room, the kitchen feels like a connected space, with much of the charm, character and warmth carried through from the inviting dining room.

When the current owners first moved into the property, they took on a number of projects to revive and restore many of the property's features. "It became a project that we've every much enjoyed doing," note the current owners, who add that "we've tried to make the house work as a family home without ruining its historic features." The central feature of the kitchen is the large AGA which is set into an old fireplace. Bespoke units handmade by the current owners are fitted throughout the kitchen, and they are topped off with hardwearing granite worktops. To the rear of the kitchen a glazed door opens into a useful utility room, where a barn-style door then opens out to a brick-paved terrace, giving easy access from the kitchen and out into the garden for al fresco dining. In the utility room area there is also a ground floor WC.

To the right of the central entryway are multiple reception rooms which provide both versatility and plenty of space for families to relax or to work. The first room is the main reception room which also features a large inglenook fireplace with another inset wood burning stove. The second staircase is also found in this room. The reception room then opens into a small corridor that gives access to a study and a snug. The snug would alternatively make an ideal playroom for young children. The study itself is west-facing, and would make an extremely pleasant space to work. The snug then leads through to one of this property's many surprises: a large cinema room. The cinema room offers plenty of potential for buyers who need additional space - space which can often be hard to come by in a property that also boasts so much history and character. The cinema room could easily be enjoyed as just that or, subject to any necessary planning consent, could be converted into a small annex for multi-generational living, or indeed could be utilised as a larger office space or library.



"...The snug then leads through to one of this property's many surprises: a large cinema room. The cinema room offers plenty of potential for buyers who need additional space..."



"...the layout of the upstairs has really worked when we've entertained," said the current owners. "It's nice because you have your wing and the guests have theirs, so there's privacy that you might not get in other types of property..."



The first floor of the property is divided into two sections, with the staircase from the dining room giving access to the principle bedroom and a second bedroom, and the staircase from the main reception room giving access to a further three guest bedrooms. The principle bedroom is of a good size and features a fireplace and two large cupboards which are currently used for storage but could be developed into wonderful walk-in wardrobes. The second bedroom in this wing of the house is also of a good size, and both bedrooms share use of a large bathroom. There is scope to utilise the entirety of this wing as one private principle suite, with the second bedroom utilised as a large dressing room. "The layout of the upstairs has really worked when we've entertained," said the current owners. "It's nice because you have your wing and the guests have theirs, so there's privacy that you might not get in other types of property." The second bedroom wing includes a large double bedroom, a separate toilet and shower room, and two bedrooms which sit next to each other over the cinema room below. The versatility and size of the bedrooms on offer here certainly allows the first floor to be customised to the needs and preferences of any incoming buyer.





“...after leaving the strain of city life we wanted peace and tranquillity and the land and the position of the house here certainly gave us that...”



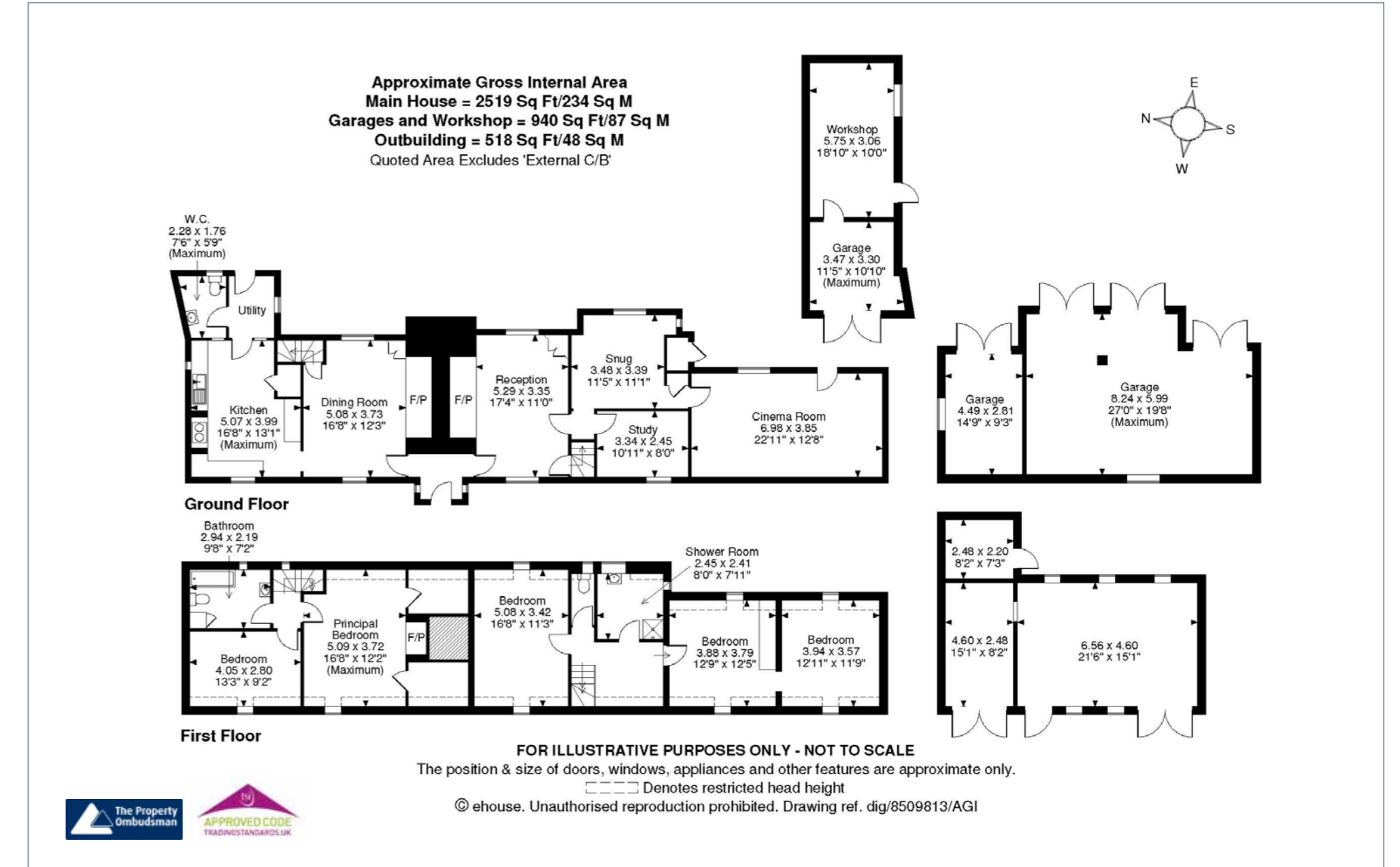
To the rear of the property is a good-sized garden with plenty of mature trees and shrubs around its borders, ensuring complete privacy from neighbours. To the side of the main house is a good sized turning area on a shingled drive and a brick-built garage with room for four vehicles. As mentioned before, there is a brick-paved terrace to the rear of the utility room area with space for a table and chairs, which is nestled into a spot largely protected from the sun in the hottest parts of the day, providing a cool and comfortable place to sit and enjoy outdoor dining throughout the summer.

Within the garden there are two other outbuildings, one which sits next to the house and has electricity connected. Currently in use as a workshop, this outbuilding would be ideal as a home studio, gym, or indeed as an outdoor office for those who prefer some separation from the house. To the rear of the main garden - which itself is of a generous size - is this property's final secret: a large open field of land which, together with the house and immediate garden, bring this property's lot size to around four and a half acres.

The opportunity presented by the land was one of the draws that the current owners felt when they originally viewed the property. "We wanted the privacy that this amount of land affords, and we wanted to be able to keep a few chickens. After leaving the strain of city life we wanted peace and tranquillity and the land and the position of the house here certainly gave us that." The current owners also noted that at one point they allowed a neighbour to keep their horses on the land, and indeed the house could be ideally suited to those who are looking for a property with equestrian potential.

LOCATION

The village of Wistow sits amongst open countryside and yet is not too remote. "It's fairly central for Huntingdon, Peterborough, Cambridge, Ely, St Ives," said the current owners, "we've never felt as though we're cut off here as it's only a short drive to get anywhere." The current owners also note that the countryside location means the property is situated amongst a wealth of walking routes and quiet country lanes, and there are a number of nature reserves to explore within the surrounding area. There are a range of chain supermarkets in nearby Ramsey, also the location of the local secondary school which has received a rating of "Good" from Ofsted. Ramsey is also home to a number of sports clubs and a leisure centre, as well as a golf course. Finally, the current owners note that the village is home to a number of London commuters, who drive to nearby Huntingdon Station which offers regular direct services to London's Kings Cross and St Pancras International, with most services taking just over an hour to reach the Capital.



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At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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EXQUISITE HOME

Regional Office: Exquisite Home | Sumpter House | Station Road | Histon | CB24 9LQ
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk

www.exquisitehome.co.uk