

£699,995

'Rosemary Cottage', Benwick Road,
Ramsey Forty Foot, Huntingdon PE26 2XU



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this SUBSTANTIAL four bedroom DETACHED BUNGALOW is set on a plot of just under 6 acres (STMS) and would be IDEAL FOR EQUESTRIAN, KENNELS or just as a field!

Our sellers built the property around 34 years ago replacing an old farm labourer's cottage.

The accommodation comprises kitchen, separate living and dining rooms, conservatory, four good size bedrooms, one en-suite plus the family bathroom.

£699,995

'Rosemary Cottage', Benwick Road,
Ramsey Forty Foot, Huntingdon PE26 2XU



LIVING ROOM
6.27m (20'7") x 3.78m (12'5")
Window to front, patio doors through to conservatory.

CONSERVATORY
4.82m (15'10") x 3.93m (12'11")
Upvc construction with feature tiled floor and double doors leading out to rear garden.

KITCHEN/BREAKFAST ROOM
5.10m (16'9") x 2.61m (8'7")
Fitted with a bespoke solid ash kitchen with built in dresser, space for table and chairs, freestanding cooker set within feature chimney breast, window to rear.

UTILITY ROOM
4.15m (13'7") x 2.01m (6'7")
Plumbing for washing machine, space for tumble drier and fridge/freezer, double doors leading out to rear garden.

DINING ROOM
5.10m (16'9") max. x 2.68m (8'10")
Window to front, double doors into living room.

FAMILY ROOM/BEDROOM 4
5.15m (16'11") x 3.75m (12'4")
Windows to both front and side, working open fireplace with feature cast iron surround. Used as an additional living room by our sellers but could easily become a fourth bedroom.

MASTER BEDROOM
3.50m (11'6") x 2.95m (9'8")
Window to rear.

EN-SUITE
1.95m (6'5") x 1.77m (5'10")
Fitted with a double shower cubicle, low level WC and hand wash basin. Window to rear.

BEDROOM 2
3.50m (11'6") x 3.23m (10'7")
Window to front.

BEDROOM 3
3.24m (10'8") max. x 2.89m (9'6")
Window to front.

BATHROOM
2.15m (7'1") x 1.95m (6'5")
Fitted with a feature roll top bath, low level WC and hand wash basin. Window to rear.

OUTSIDE
The entire plot is approximately 5.865 acres with the extensive field behind the property currently laid with crops having been let to the local farmer. This is let on a crop by crop basis.

To the front of the property there is a gated crescent driveway with an extensive area of lawn and ample off road parking. There is a double garage 5.42m (17'9") x 4.93m (16'2") which has standard up and over doors, power and light. There is also an additional car port which has enough height for a van also.

To the rear of the property the garden area is enclosed by hedging and is laid to lawn with an extensive patio area.

To the side of the property there is an additional more secluded garden area plus the vegetable garden where there are storage sheds, greenhouse and the coal bunker.

SERVICES
Mains electricity and water. Heating is via oil and there is a sewage treatment works in place for drainage.

TENURE
Freehold

Huntingdonshire District Council
Tax band – D

Energy rating - D

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

