

Starting Bid

**£325,000**

Hillside Retreat, High Street, Bury,  
Ramsey, Huntingdon PE26 2NR



**To arrange a viewing call us now on 01354 694900**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 day reservation period. Interested parties personal data will be shared with the Auctioneer (Iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information of the Buyer Information Pack, please contact the Iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This fee is aid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within the calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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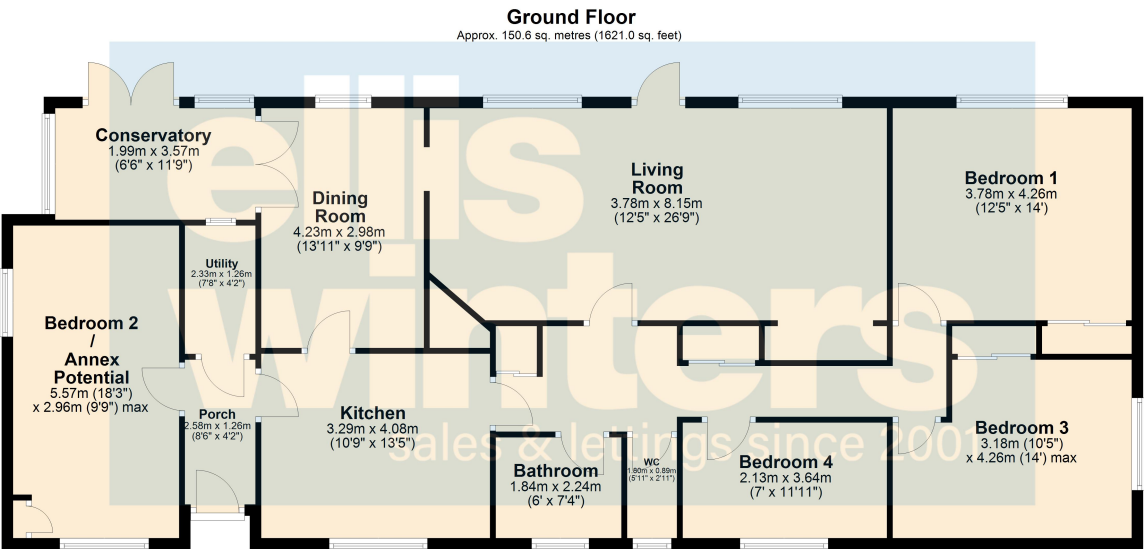


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Total area: approx. 150.6 sq. metres (1621.0 sq. feet)

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PROPERTY INFORMATION

Situated on a private road in a rarely available, secluded area of Bury, this four bedroom detached family home has a general plot of approx 0.4 of an acre (stms).

Internally, the spacious property comprises two large reception rooms: an 8m long sitting room/lounge with views of the garden, a separate dining room and adjoining kitchen.

Complete with four double bedrooms, the largest of which is accessed from the entrance hall and has the potential to be used as an annex or luxurious master suite.

The family bathroom is fitted with a panelled bath and hand wash basin, a separate wc adjoins the bathroom.

The garden is secluded and wraps around the property, including three sheds and a greenhouse. There is a large gravel driveway to the side and front providing parking for several vehicles.

We have been advised by the current owners that the loft space is generous and would be suitable for conversion, subject to the relevant planning permission.

This property is offered for sale with no onward chain and is ideal for someone looking to create their own dream home in a truly unique setting.

Viewings are strongly advised to appreciate the size and potential of this property.

Porch  
2.58m (8'6") x 1.26m (4'2")

Living Room  
8.15m (26'9") x 3.78m (12'5")

Dining Room  
4.23m (13'11") x 2.98m (9'9")

Kitchen  
4.08m (13'5") x 3.29m (10'9")

Utility  
2.33m (7'8") x 1.26m (4'2")

Conservatory  
3.57m (11'9") x 1.99m (6'6")

Bedroom 1  
4.26m (14') x 3.78m (12'5")

Bedroom 2 / Annex Potential  
5.57m (18'3") x 2.96m (9'9") max.

Bedroom 3  
4.26m (14') max. x 3.18m (10'5")

Bedroom 4  
3.64m (11'11") x 2.13m (7')

WC  
1.80m (5'11") x 0.89m (2'11")

Bathroom  
1.84m (6') x 2.24m (7'4")

Freehold  
Energy rating D  
Huntingdonshire District Council tax band E

Buyer ID Checks  
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer  
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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