

Thatched Cottages Mill Street, Houghton

In Excess of £250,000

HARVEY ROBINSON

4 Thatched Cottages Mill Street

Houghton, Huntingdon

- Character Cottage
- One Double Bedroom
- Lounge and Kitchen/Diner
- Opportunity for Modernisation
- Sought After Village Location
- Short Walk to River
- Access to Guided Busway
- Close to Local Amenities
- Perfect for First Time Buyers
- Viewing Essential

PROPERTY SUMMARY

Harvey Robinson are delighted to offer this charming one bedroom terraced cottage nestled in the heart of a highly sought after village, presenting an excellent opportunity for first time buyers or those seeking a characterful home with scope for modernisation. The property offers a warm and inviting lounge, perfect for relaxing after a long day, and a spacious kitchen/diner that provides a versatile area for every-day living and entertaining. The accommodation includes one well proportioned double bedroom, ideal for restful nights, and a reception space that could serve as a guest room, home office, or nursery. Throughout, the cottage retains delightful period features, blending traditional charm with the potential for contemporary updates to suit individual tastes and requirements. Residents will benefit from the property's enviable position, just a short walk from the river, offering picturesque surroundings and a tranquil village atmosphere. The location boasts convenient access to the guided busway, ensuring easy connections to nearby towns and cities, as well as being close to a variety of local amenities including shops, cafes and essential services.












First Alert
FIRE BLANKET



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PROPERTY SUMMARY

This property represents a rare chance to secure a home in a vibrant community, with the added advantage of tailoring the interiors to your own style and needs. With its blend of character, potential and prime location, early viewing is essential to fully appreciate all that this delightful cottage has to offer.

LOCATION AND AMENITIES

The National Trust - Houghton Mill and Waterclose Meadows is a short stroll from the property, as is the river Ouse. In the other direction is the cricket pitch, tennis club and Thicket Lane providing excellent picturesque walks which are prefect for dog walkers or ramblers. The pubs are also highly rated by residents, with both the Three Horseshoes and the popular Three Jolly Butchers pub/restaurant within a stones throw of this property, as well as the Ofsted rated "Good" Houghton and Wyton primary school. In nearby St Ives you will find plenty of shops along with some great independent stores and cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. Within half a mile in the opposite direction of town you will find a Morrisons & Lidl supermarket along with various other restaurants. One of St Ives' biggest draws is its proximity to Cambridge as the A1309 provides easy access into the centre of Cambridge in approximately 20 minutes, in addition to the St. Ives Park & Ride terminal providing access via the guided bus. The nearest station is at Huntingdon, which is just a ten minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour.

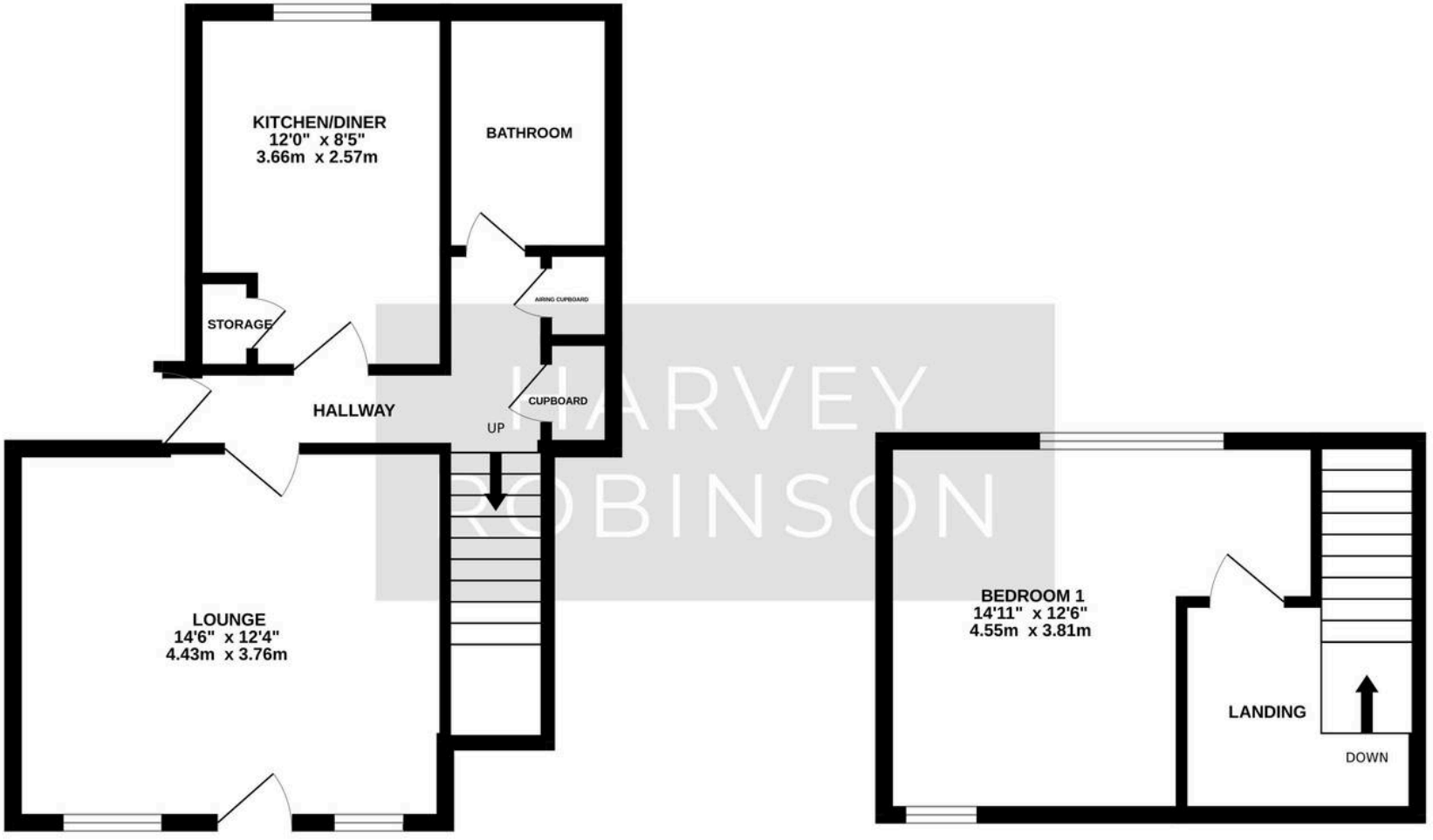






GROUND FLOOR
426 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR
225 sq.ft. (20.9 sq.m.) approx.



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TOTAL FLOOR AREA : 651 sq.ft. (60.5 sq.m.) approx.

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FAQ'S

Postcode for SatNav: PE28 2BB

What3Words: ///solids.subjects.plausible

Tenure: Freehold

Vendors Onward Movements: No Forward Chain

Council Tax Band: B

Primary School Catchment: Houghton and Wyton Primary School

Secondary School Catchment: St Ivo Academy

This property can come fully furnished, including all contents, if desired.







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GENERAL

These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

For independent whole of market mortgage advice please call the team to book your appointment.

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Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 – Gold Winner

British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

HARVEY ROBINSON



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