



Total area: approx. 123.4 sq. metres (1328.7 sq. feet)

Ellis Winters Exclusive are delighted to offer a rare opportunity to acquire an individual detached cottage situated on a plot measuring approximately 1.8 acres (sts). Gore Tree Farm Cottage is situated on the outskirts of the much sought after village of Hemingford Grey and offers huge potential to extend, improve and develop further (STP).

The ground floor accommodation comprises two reception rooms to the front of the cottage both with wood burning stoves. A good sized kitchen is located to the rear of the property which in turn provides access to both a snug with views over the paddock land and a utility room/boot room with access to outside. The remainder of the ground floor accommodation comprises the downstairs bathroom and separate WC.

The first floor accommodation comprises of three good sized bedrooms and a landing providing separate access to all three rooms.

The property measures approximately 1325 SQ-FT and is situated to the front of the plot measuring 1.8 acres (sts). The plot mainly consists of paddock land and the property is accessed via double gates which provide access to ample off road parking for several vehicles.

Hemingford Grey is situated along the southern bank of the River Great Ouse in Cambridgeshire. The village boasts the oldest village rowing regatta, a multi-award winning pub, a primary school, and excellent sports and social facilities. It also benefits from a very well-stocked local shop/post office.

The town of Huntingdon is 4 miles to the west and the popular market town of St Ives is even closer to the east. The nationally important A14 provides links with Cambridge, Huntingdon, the M11, M1, A1, and the east coast ports. London is an easy commute from Huntingdon station with frequent and modern trains to St Pancras in under an hour.

A viewing is highly recommended to fully appreciate the location, plot and potential offered with the unique opportunity. The property would make an excellent purchase for someone requiring their own land and privacy.

Ground Floor

Dining Room

4.25m (13'11") x 3.78m (12'5")  
Sitting Room  
3.70m (12'2") x 3.64m (11'11")  
Kitchen  
5.82m (19'1") x 2.73m (8'11")

Snug  
2.98m (9'9") x 2.50m (8'2")  
Boot Room/Utility Room  
3.15m (10'4") x 2.98m (9'9")  
Hall  
Bathroom  
WC

First Floor  
Landing  
Bedroom 1  
3.72m (12'2") x 3.59m (11'9") max

Bedroom 2  
4.27m (14') max x 2.61m (8'7")  
Bedroom 3  
3.79m (12'5") x 2.53m (8'4")

Further Information  
Tenure: Freehold  
Council Tax Band: TBC  
EPC Rating: E

Location  
What3words: secretly.hood.obtain

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

#### OFFICE ADDRESS

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## PROPERTY SUMMARY

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