



**Houghton Bury,
Thicket Road, Houghton, PE28 2DB**





HOUGHTON BURY

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St Ives 2 miles, Huntingdon 3 miles (fast train to King's Cross 50 minutes), Cambridge 14 miles, Peterborough 19 miles (distances and time are approximate).

A fabulous, Grade II listed late 19th century 'Arts and Crafts' style house with tennis court, set in 9.8 acres in this idyllic west Cambridgeshire village location.

Gross Internal Floor Area: 3,923 sq ft (364 sq m) excluding Stable Block

Ground Floor: Reception Hall, Drawing Room, Garden Room, Dining Room, Kitchen, Breakfast Room, Utility Room, Family Room, Home Office/Boot Room, Cloak Room

First Floor: Five Bedrooms, 3 Bath/Shower Rooms (2 En Suite)

Annexe: Entrance Hall, Kitchen, Sitting Room, Shower Room, Bedroom

Outside: Driveway, Established Gardens and Grounds, Stable Block including 2 Bay Cart Lodge, Workshop, Tennis Court, Woodland, Paddocks

In total the property comprises 9.8 acres (3.968 hectares)



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Cambridge Office

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Description

Houghton Bury is a beautiful example of a late 19th century Vernacular Revival house, built with red brick and timber frame under a red pantile roof. The house occupies a wonderful elevated position with glorious views over the Ouse Valley. Internally the accommodation extends to 3,923 sq ft (364 sq m) and has a wealth of original period features, including panelled doors, open fireplaces, exposed beams, mullion stained glass windows and hard wood flooring to the ground floor. The impressive panelled reception hall with open stone fireplace and hard wood floors leads on to the grand reception rooms with their stone and oak leaded mullion windows and three of the first floor bedrooms have wonderful barrel-vaulted ceilings with decorated plaster straps. In short, prospective purchasers have the rare opportunity to acquire a stunning period property which along with the enviable secluded village location makes for a very appealing family home.





Outside

The property sits centrally within beautiful gardens and grounds of 9.8 acres (3.968 hectares), which are enclosed by mature trees and shrub border. The house is approached via a long sweeping driveway with large ornamental pond and ample off-street parking, leading to the **Stable block 23'8 x 17'6 (7.21m x 5.33m)** including 2 Bay Car Port.

The extensive front and rear landscaped gardens with large paved terrace and gravelled seating area, form part of the grounds which make up this estate and enjoy a wonderful sense of privacy and seclusion. Partly laid to lawn, the garden leads to a large area of woodland with various paddocks which surround the property. There is access to a number of outbuildings to include a garden shed, machinery shed, vegetable garden and greenhouse.



Property Highlights

- Wealth of original features including oak panelling to walls and doors, hardwood floors, mullion windows, exposed beams, open fireplaces and stained glass windows
- Impressive Reception Hall with wood panelling, stone open fireplace, hard wood floors and access to a small cellar used for wine storage
- Magnificent Drawing Room 24'5 x 13'9 (7.45m x 4.2m) with open fireplace with stone hearth and surround, hard wood floors and semi-circular stone mullion bay window offering splendid views
- Attractive triple aspect Dining Room 24'5 x 13'9 (7.45m x 4.2m) with central open stone fireplace and large semi-circular bay window with lead and stained glass
- Bright Garden Room with original quarry tiled floors and double-glazed oak doors to the garden
- Lovely Kitchen with handmade Mark Wilkinson fitted wall and base units and drawers, granite work surfaces, integrated appliances including Mercury range cooker with built in induction hob, dishwasher, and space for an American style fridge/freezer
- Spacious Family Room with wood burning stove, slate tiled floor and access to the Annexe and Boot Room/Home Office
- Self contained Annexe with modern fitted Shower Room, Sitting Room, Bedroom and Kitchen with laminate wooden floors throughout, ideal for a dependant family member





Property Highlights

- Triple aspect Principal Bedroom with barrelled ceiling, wooden flooring and En Suite Bath/Shower Room
- Guest Suite with windows to three aspects, barrelled ceiling and En Suite Shower Room
- Two further Bedrooms one of which has a barrelled ceiling and Family Bathroom
- Bedroom 5/Study with splendid arched carved oak door, vaulted ceiling with exposed beams, built in shelving to all walls and wonderful views over the grounds
- Long sweeping driveway with ornamental pond, ample off street parking leading to the Stable Block and Car Port
- Landscaped Rear Garden with large paved terrace, gravel seating area, garden shed, machinery shed, vegetable garden and greenhouse
- Extensive grounds totalling 9.8 acres with various paddocks, 2 field shelters, 2 loose boxes attached to the 2 bay car port, woodland and hard tennis court

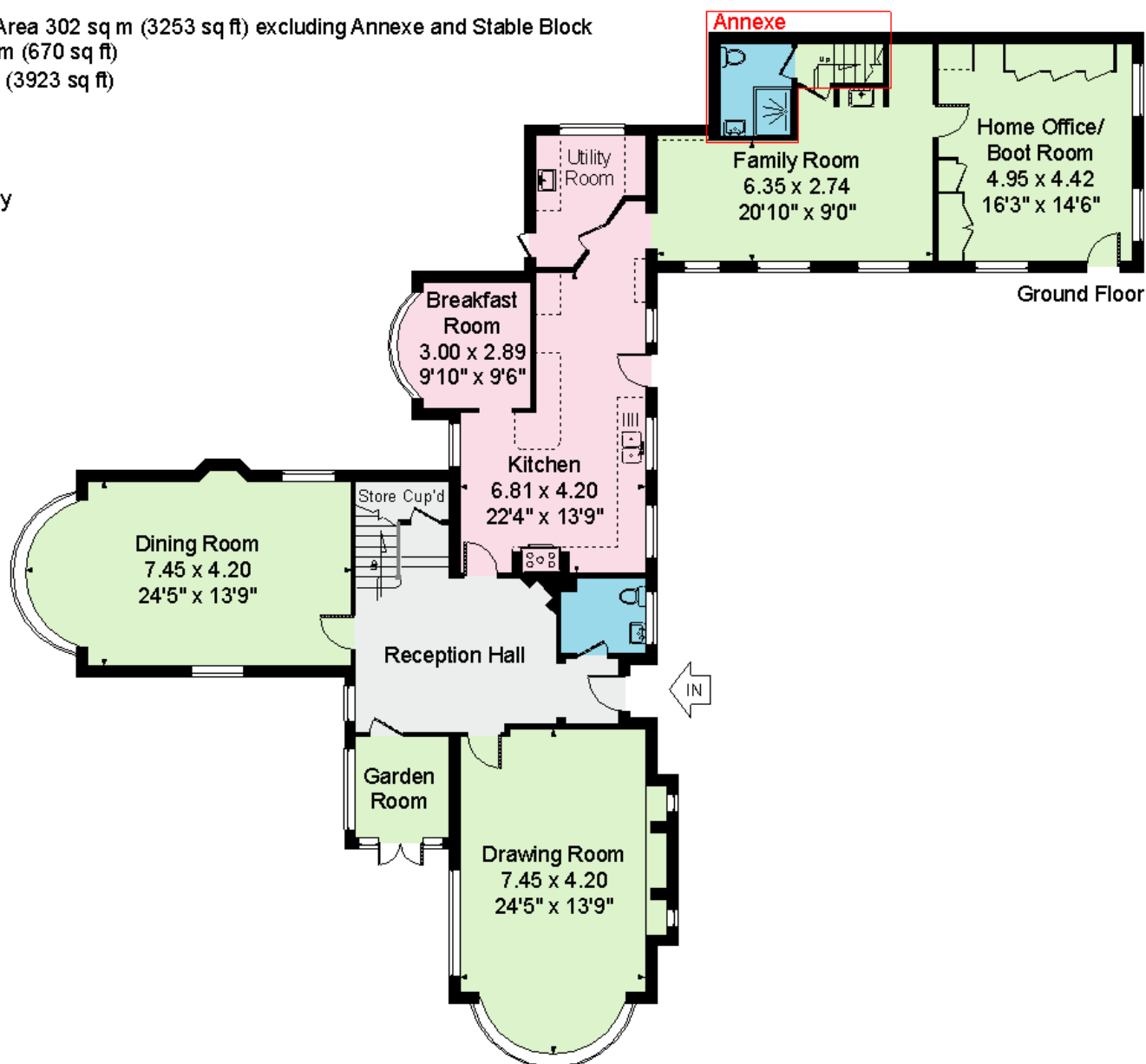


Gross Internal Area 302 sq m (3253 sq ft) excluding Annexe and Stable Block

Annexe: 62 sq m (670 sq ft)

Total: 364 sq m (3923 sq ft)

- Bedrooms
- Bathroom
- Reception
- Kitchen/Utility
- Circulation



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Location

Houghton and its adjacent twin village of Wyton, are situated on the north bank of the River Great Ouse between Huntingdon and St Ives. Local facilities include a highly regarded primary school, 2 public houses, general store/post office, antique shop, church, garden and leisure centre, marina and the National Trust run Houghton Mill. There are also many delightful walks, cycle rides and bridle paths. A wide range of shops and schools are available in the nearby towns of Huntingdon and St Ives, together with various sporting activities including an 18 hole golf course. There is an extensive choice of excellent independent schools available in the University city of Cambridge and the highly regarded Kimbolton School (about 15 miles) has a dedicated bus service from the village. For the commuter, the A14 is within about 4 miles and provides access to Cambridge to the south east, Peterborough, via the A1, to the north and the M1 and M6 to the west. Huntingdon's Mainline Railway Station provides a fast service to London's King's Cross in about 50 minutes. The recently opened guided busway is within about 2 miles of the property, which runs regular services between Huntingdon and Cambridge.

Directions

Upon reaching Houghton proceed on to the market square and turn left into Thicket Road. Continue along this road, all the way to a small bridge. Cross the bridge and continue along Thicket Road for approximately $\frac{3}{4}$ of a mile and the entrance to Houghton Bury can be found on the left-hand side. Proceed up the long drive and turn left where the drive splits up to the house.

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Robert Couch
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54 High Street, Trumpington
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Additional Information

Local Authority

Huntingdonshire District
Council
01480 388030

Outgoings

Council Tax Band: G Council
Tax Payable 2026/2027;
£4,232.10

Services

Oil fired central heating and
septic tank drainage. Mains
electricity and water are
connected to the property.

Fixtures & Fittings

All items normally
designated as tenant's
fixtures and fittings are
expressly excluded from the
sale.

Tenure & Possession The
property is for sale freehold
with vacant possession on
completion

Health & Safety

Please ensure that you take
due care when inspecting
any property.

