

HOLLOW FARM, 9 HILTON ROAD, FENSTANTON







An outstanding Grade II listed five bedroom farmhouse, with extensive outbuildings, delightfully situated on a plot of around 1.25 acres, on the edge of this popular village.

Cambridge 11 miles, Huntingdon 6 miles (Kings Cross 52 minutes), M11 9 miles (distances and time are approximate)

Property Summary

Gross Internal Floor Area: 3,201 sq ft (297.3 sq m)

Outbuildings Gross Internal Floor Area: 1,970 sq ft (183.0 sq m)

- Ground Floor: Entrance Hall, Drawing Room, Sitting Room, Reception Room, Storage Room, Kitchen, Principal Bedroom, En Suite Shower Room
- First Floor: 4 Bedrooms, Family Bathroom
- Outside: Cart Lodge, Garden Storage, Barn, Tack Room, Stables, Gardens

Please read Important Notice on the floor plan page.



**HOLLOW FARM,
9 HILTON ROAD,
FENSTANTON PE28 9LJ**

Description

Hollow Farm is a charming, detached Grade II listed farmhouse, which dates from the 17th century. Constructed with brick elevations under tiled and pantile roofs, the property is well maintained throughout and has been extended over the years to create a unique family home.

The accommodation, which has considerable charm and character, extends to 3,201 sq ft and is arranged over two floors. The property would benefit from updating and offers prospective purchasers the opportunity to renovate according to their own particular tastes and standards. The property also benefits from extensive outbuildings, extending to a further 1,970 sq ft, which could be developed into further living accommodation, if desired, subject to any necessary consents being obtained.

Outside

The property is accessed from West End Road and is approached through gates and over a gravelled driveway, which leads to the Cart Lodge with adjacent Store Room. The front courtyard is gravelled and houses the further outbuildings.

The rear garden provides a charming and peaceful retreat, predominantly laid to lawn with established hedging and a variety of mature trees. The land gently backs onto a delightful brook, and also benefits from the presence of a well, a unique and attractive feature that adds to the overall charm and heritage of the property.





Property Highlights

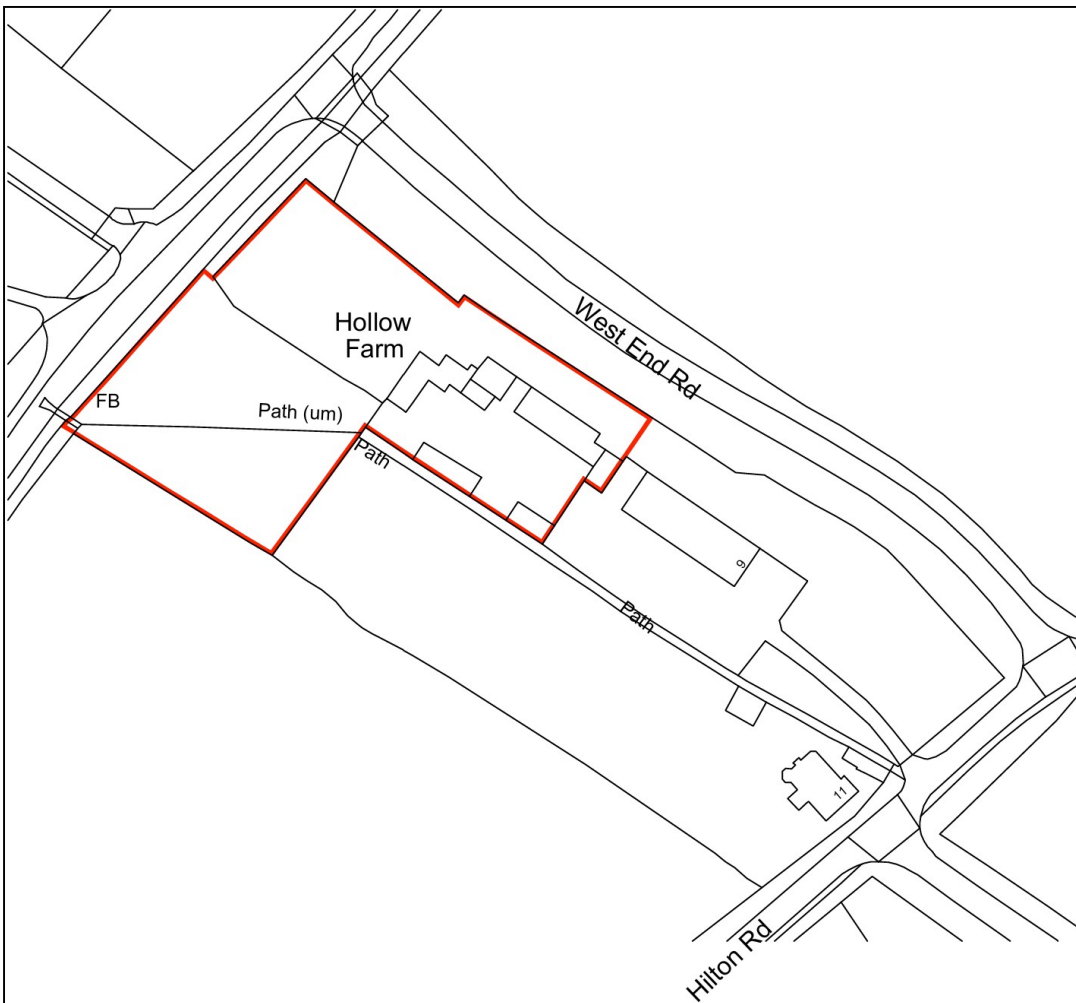
- Wealth of period features throughout the property, including inglenook fireplace, panelled doors, exposed floorboards and beams
- Dual aspect Sitting Room with tiled floor, exposed beams and inglenook fireplace
- Drawing Room with tiled floor, exposed beams and feature fireplace
- Two further Reception Rooms
- Kitchen fitted with wall and base units and integrated appliances including electric hob, extractor hood over, double oven, dishwasher, space for fridge
- Ground Floor Principal Bedroom with vaulted ceiling, Velux windows, ensuite Shower Room, door to Garden
- Four first floor Bedrooms and Family Bath/Shower Room
- Ample Gravel Driveway
- Cart Lodge with additional Storage Room
- Detached Barn, Tack Room and Stables
- Extensive Gardens and Grounds



Total area of main house: 297.3 sq.m (3201 sq.ft)
Total area other outbuilding: 183.0 sq.m (1970 sq.ft)
Total Area of all buildings: 511.2 sq.m (5502 sq.ft)

Important Notice

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise. OS licence no. ES 100017734. © Copyright Bidwells LLP 2018. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.



Location

Fenstanton lies between Cambridge and Huntingdon just to the north of the A14. The village is well served with a good range of local shops including a baker, butcher, grocer, post office and doctor's surgery as well as a village pub. More comprehensive facilities are available at Huntingdon and the University city of Cambridge. For the commuter there is good access to the A1, M1 and M6 to the north and the M11 and M25 to the south, providing fast access to Stansted Airport and London. The area is also well served for sporting pursuits with golf courses at St Ives, Bar Hill and Hemingford Abbots and sailing and windsurfing at Grafham Water. There are schools for all age groups within the area, including private day nursery, infant and junior school within the village itself and many notable independent schools in Cambridge.

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Will Pettit

will.pettit@bidwells.co.uk
54 High Street, Trumpington, Cambridge, CB2 9LS

Additional Information

Local Authority

Huntingdonshire District Council
01480 388388

Outgoings

Council Tax Band: F
Council Tax Payable 2026/2027:
£3,701.04

Services

To be confirmed

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.

Agents Note

Please note there is a public footpath that crosses the rear garden.

