



THE HOUSE IN THE WOOD

69 HOLLOW LANE • RAMSEY • PE26 1DQ



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- Architect Designed Individual Family Residence
- Versatile Four Bedroom Accommodation
- En Suite To Principal Bedroom
- An Impressive Triple Aspect 26' x 14' 11" Sitting Room
- Generous Kitchen/Breakfast Room and Utility Space
- Games Room With Bi-Fold Doors
- 4.5kw Solar Panel System
- Stunning Tree-Lined One Acre Plot (stms)
- Private Gated Frontage

This exceptional, individual architect designed family home was constructed by acclaimed local architect Arthur Mull in the late 1960's for his own family and really is a unique offering. The house offers wonderfully scaled and versatile accommodation arranged over multiple levels centred around the concept of light and space. Garden views are given from all the main rooms.

The accommodation provides well-proportioned spaces with a notable first floor, triple aspect living room, fabulous games room and a re-fitted 22' Kitchen/Breakfast room. There is a dining room and study and a real sense of space throughout the house. A centralised vacuum system adds a nice touch and is one of many appealing elements to the property.

Outside the house stands in well maintained, private gated grounds believed to be part of the grounds of Ramsey Abbey which dates back to 969AD and extends to approximately one acre (subject to measured survey). The gardens are beautifully mature and private with many notable trees and a useful selection of outbuildings. There is a good-sized double garage and adjoining workshop. The house offers a superb overall proposition and must be viewed to be fully appreciated.

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Guide Price £750,000

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STEPS LEAD UP TO

Integral storm canopy over port cullis front door to

RECEPTION HALL

An interestingly arranged, split level space with open tread staircase to first floor, double panel radiator, panel work, quarry tiled flooring, pocket door leads to

DINING ROOM

15' 0" x 12' 2" (4.57m x 3.71m)

Arranged at a lower level, UPVC picture window, engineered Oak flooring and part quarry tiled flooring, secondary staircase to the upper floor, radiator, 3.6m ceiling height, panel work.

KITCHEN/BREAKFAST ROOM

23' 0" x 9' 10" (7.01m x 3.00m)

UPVC window to garden aspect and French doors to garden terrace, fitted in a range of base and wall mounted units with granite work surfaces and re-tiled surrounds, integral double Bosch electric oven and ceramic hob with bridging unit and extractor fitted above, drawer units and pan drawers, sliding shelf larder unit, fitted fridge, central dividing peninsular unit with additional units and inset resin sink unit with directional mixer tap, centralised vacuum system, dimmer switch, porcelain floor tiling, double panel radiator, coving to ceiling.





LAUNDRY ROOM

9' 0" x 8' 5" (2.74m x 2.57m)

Coats hanging area, coving to ceiling, porcelain floor tiling, UPVC window to garden aspect and UPVC door to side, plumbing and space for American style fridge freezer.

GAMES ROOM/FAMILY ROOM

18' 1" x 16' 10" (5.51m x 5.13m)

An impressive open plan double aspect space with bi-fold doors to garden terrace to the rear and UPVC picture window to side aspect, double panel radiator, coving to ceiling, porcelain floor tiling. A useful space with annexe potential.

SHOWER ROOM

7' 10" x 5' 10" (2.39m x 1.78m)

Fitted in a three-piece range of white sanitaryware comprising low level WC, pedestal wash hand basin with tiling, double panel radiator, screened shower enclosure with independent shower unit fitted over, porcelain floor tiling, two windows to side aspect, coving to ceiling.

FIRST FLOOR LANDING

Stairs extending to the upper floor, central heating thermostat, inner door to

BEDROOM 4/STUDY

14' 5" x 6' 7" (4.39m x 2.01m)

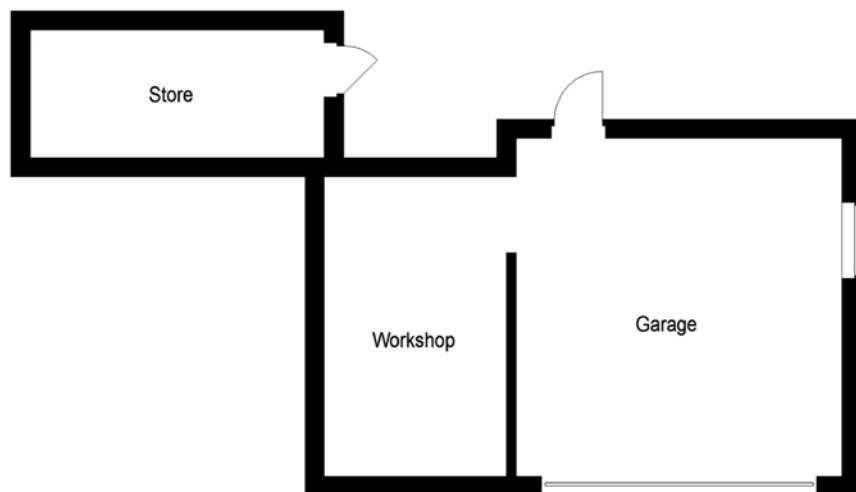
A light double aspect room with views over the rear garden, single panel radiator, coving to ceiling.

SITTING ROOM

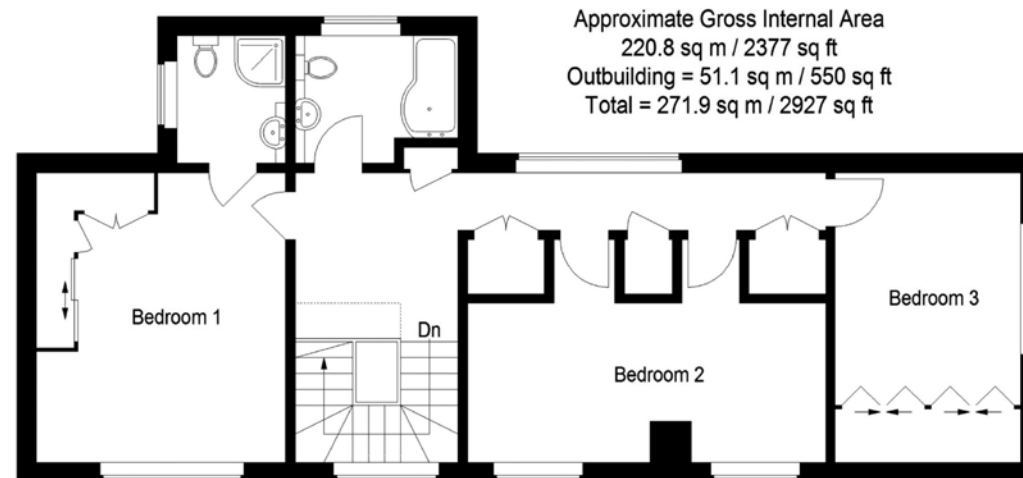
26' 7" x 14' 11" (8.10m x 4.55m)

An impressively proportioned room with suspended ceiling light panel, recessed lighting, a triple aspect room with UPVC windows to front, side and rear aspects, stained timber flooring, double panel radiator, central granite hearth with suspended ACR wood burner, glazed internal door and panels to **First Floor Landing**, stairs extend to





(Not Shown In Actual
Location / Orientation)

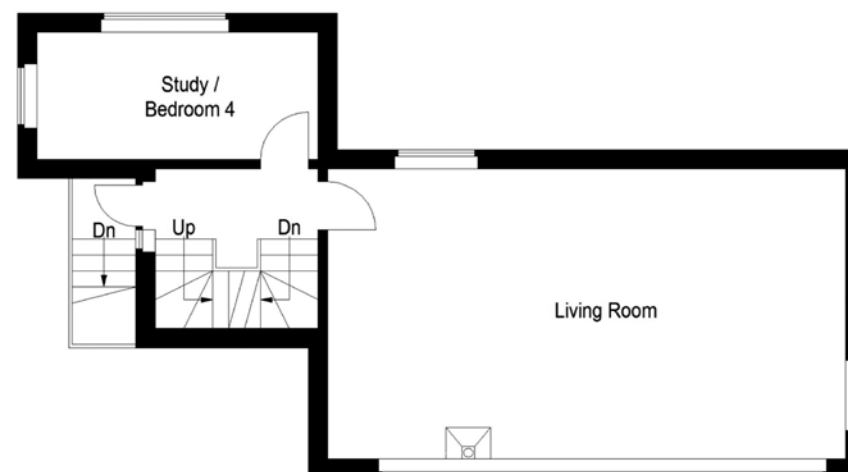


Approximate Gross Internal Area
220.8 sq m / 2377 sq ft
Outbuilding = 51.1 sq m / 550 sq ft
Total = 271.9 sq m / 2927 sq ft

Second Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1215471)

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UPPER FLOOR

Arranged over a split level with window to front aspect, access to insulated loft space, shelved storage cupboard, two double shelved units, airing cupboard, window to garden aspect, single panel radiator.

BEDROOM 1

15' 1" x 12' 9" (4.60m x 3.89m)

UPVC window to front aspect, extensive wardrobe range with hanging and storage, bedroom furniture, double panel radiator, recessed lighting.

EN SUITE SHOWER ROOM

6' 11" x 5' 6" (2.11m x 1.68m)

Fitted in a three-piece suite comprising vanity wash hand basin with mixer tap and cabinet storage, screened shower enclosure with independent shower unit fitted over, low level WC, UPVC window to rear aspect, heated towel rail, full ceramic tiling with contour border tiling.

BEDROOM 2

18' 1" x 11' 4" (5.51m x 3.45m)

Two UPVC windows to front aspect, two double panel radiators, formerly two rooms and re-configured into one large space.

BEDROOM 3

12' 2" x 9' 7" (3.71m x 2.92m)

Single panel radiator, UPVC window to side aspect, wardrobe range with hanging and shelving, coving to ceiling.

FAMILY BATHROOM

8' 10" x 6' 11" (2.69m x 2.11m)

UPVC window to garden aspect, chrome heated towel rail, low level WC with concealed cistern, suspended wash hand basin with mixer tap, tiled sill and over-lit pelmet, panel spa bath with folding screen and independent remote shower fitted over and mixer tap, full ceramic tiling, ceramic tiled flooring with electric underfloor heating, recessed lighting.

OUTSIDE FRONT

The house stands in beautifully mature and private gardens extending to approximately one acre (stms). There is an extensive gravelled frontage accessed via a five-bar gate giving parking provision for six to eight vehicles. Timber sleeper edged lawns, a selection of mature notable trees and evergreen shrubs. Enclosed by tree lined boundaries there is a great deal of privacy and security. There is a **Double Garage** measuring 17' 7" x 16' 10" (5.36m x 5.13m) with electrically operated up and over security door, window to side aspect, wall mounted Worcester Bosch gas fired central heating boiler serving hot water system and radiators and housing the Centralised Vacuum System. There is an **Adjoining Workshop** measuring 15' 7" x 9' 6" (4.75m x 2.90m) with power, lighting and quarry tiled flooring. Gated access extends to both sides of the property to the rear garden.

OUTSIDE REAR

There is a productive greenhouse, a good-sized timber shed, areas of lawn, timber workshop, outside tap and lighting. There is a **Garden Store** measuring 15' 4" x 6' 7" (4.67m x 2.01m). A re-surfaced extensive terrace, areas of lawn, a huge selection of notable and ornamental trees, central box hedging and rose bed arrangement, **Summer House**, a beautifully mature pond stocked with an array of water plants understood to be an historic clay pit having provided clay and building materials for the Cambridge Colleges. The boundaries again are mature, and tree lined offering a good degree of privacy.

BUYERS INFORMATION

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TENURE

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