



Earning Street, Godmanchester

Huntingdon

In Excess of £800,000



Nestled discreetly behind wooden gates on the highly sought after Earning Street in Godmanchester, this exceptional Grade II* Listed Tudor cottage presents a rare opportunity to acquire a piece of history, lovingly restored to an immaculate standard throughout. The main residence welcomes you with a sense of warmth and character, boasting three generously sized bedrooms and two beautifully appointed bathrooms. As you step inside, original period features immediately catch your eye, from exposed beams to the magnificent inglenook fireplace that forms the heart of the inviting living space, perfect for relaxed evenings or entertaining guests. The thoughtful restoration in the 1990s has seamlessly integrated modern comforts while preserving the charm of the era, resulting in a home that is both functional and enchanting. The kitchen is well equipped for family life, complemented by a flexible layout that caters to a variety of lifestyles. Adding further appeal, the property includes a remarkable two-bedroom annexe set within a Grade II* listed barn, once used as a hot air balloon barn and now transformed into a versatile living area. The annexe offers a spacious family area, a living area with a striking gallery landing, two bedrooms arranged in separate zones, with one offering it's own ensuite. Additional features include a home gym area, office/library space, and a further WC, making this annexe ideal for multi-generational living, guest accommodation, or working from home. The entire property has been meticulously maintained by the current owner since 2001, ensuring it remains in pristine condition. Every detail, from the carefully restored timberwork to the high-quality fixtures, reflects the utmost respect for the building's heritage and the needs of modern living. This semi-detached Tudor cottage, rarely available on the market, offers a truly unique lifestyle opportunity in one of Godmanchester's most desirable locations. Its blend of historic character, flexible accommodation, and immaculate presentation makes it an outstanding choice for discerning buyers seeking a home with both soul and substance.





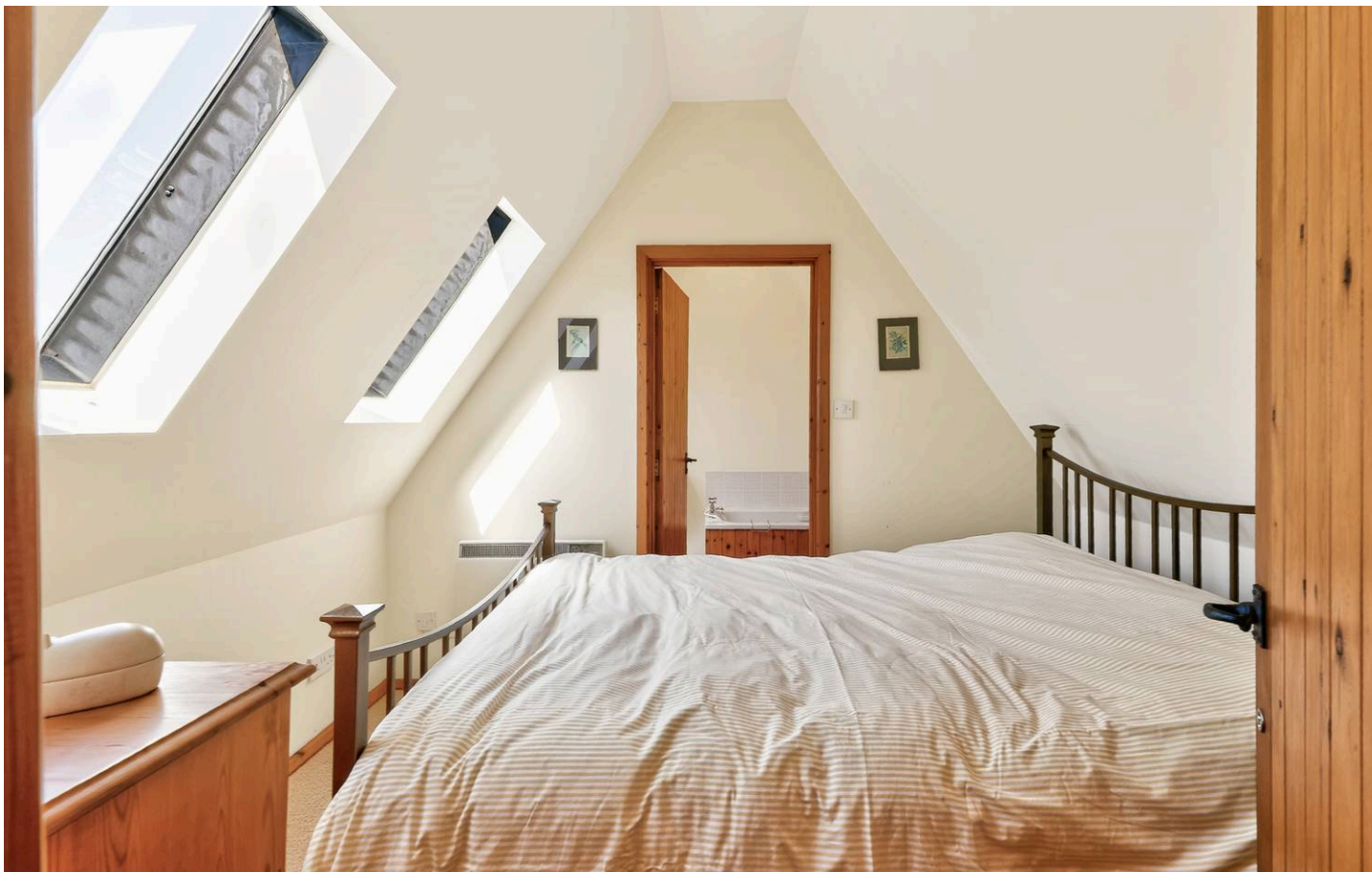
LOCATION

Located on the edges of Huntingdon, Godmanchester is a quiet suburban town that has a lot to offer people of all ages. Whether you work in and around London or Cambridge and want an escape from the bustle of city life or would prefer to raise a family surrounded by the beautiful English countryside, Godmanchester could be the perfect match for you. Huntingdon mainline station with direct access to London is located within cycling distance of Godmanchester as are main road links such as the A1 and A14. The town has a long and rich history dating back to the Roman era and it is believed to have been occupied continuously for well over 2,000 years. The River Great Ouse runs through its centre which is characterised by the impressive Chinese bridge landmark that was originally built in 1827. There are some lovely scenic locations to explore in and around Godmanchester. At the end of Cow Lane, you'll find Godmanchester Nature Reserve that covers 59 hectares and sits just to the south of the River Great Ouse. It features four lakes and plenty of grassland with lots of habitat for a variety of wildlife. Godmanchester Riverside is another beautiful spot that has play parks for children and a ferry that travels to and from Brampton Mill, and you can visit the largest wild meadow in England at Portholme. Godmanchester offers an abundance of social events for families of all ages. Whether you are looking at joining in on annual events such as Godmanchester Gala Day, Picnic in the Park, Easter Egg Hunts & Scarecrow Competitions, there is something for everyone. The schools in Godmanchester are well-regarded and you'll find three primary schools situated in the town, with Hinchingsbrooke Secondary School located in Huntingdon. There's a dentist, doctors and a chemist all nearby too. Pop along to The Exhibition pub and restaurant in town which has a wonderful outdoor garden that is perfect for the summer and an open fire indoors for late autumn and winter. Other pubs of note include The Royal Oak which offers a riverside setting and The White Hart which features a 15th century bar, an outdoor garden area and serves up traditional pub food. Other options for eating out in Godmanchester include the local Chinese or Indian restaurants.









FAQS

Tenure: Freehold

Listed: Grade II*

Vendors Onward Movements: Downsizing

Council Tax Band: G

Age of Property: 1600's Tudor

Primary School Catchment: St Anne's CofE Primary School/Godmanchester Community

Academy/Godmanchester Bridge Academy

Secondary School Catchment: Hinchingsbrooke

Rear Aspect: South East

What3Words Location:

///Joyously.imperious.volunteered

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.

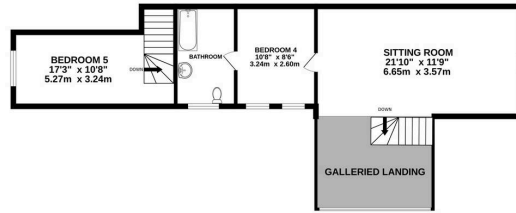
Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee of £18 (incl. VAT) 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.

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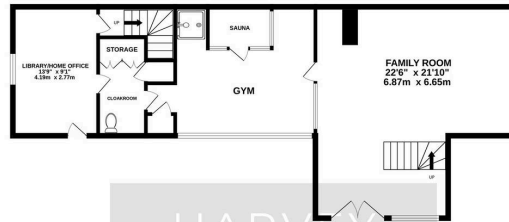
For independent whole of market mortgage advice please call the team to book your appointment.

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ANNEXE FIRST FLOOR
560 sq.ft. (52.1 sq.m.) approx.



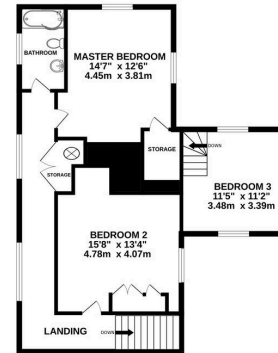
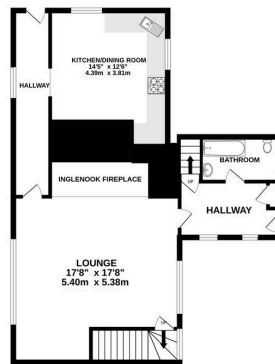
ANNEXE GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
728 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 2853 sq.ft. (265.1 sq.m.) approx.

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The Collection by Harvey Robinson

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