



Sumerling Way, Bluntisham

In Excess of £425,000



- Four Generous Bedrooms
- Detached Family Home
- Ground Floor Cloakroom
- South Facing Rear Garden
- In Need of Modernisation
- En Suite to Master Bedroom
- Double Garage and Driveway
- No Forward Chain
- Sought After Village Location
- Viewing Essential

FAQ's

Tenure: Freehold

Postcode for SatNav: PE28 3XT

What3Words: ///limelight.flamenco.cherry

EPC Rating: C

Council Tax Band: E

Property Built: 2000's

Seller's Onward Movements: No Forward Chain

Heating Type: Gas Central Heating

Boiler Installed: 17 years ago

Primary School Catchment: St Helens Primary School

Secondary School Catchment: Abbey College Ramsey

Conservation Area: No

Tree Preservation Order: In place for the Walnut Tree in the garden

Loft: Unknown

Water Meter: Yes

Rear Garden Aspect: South





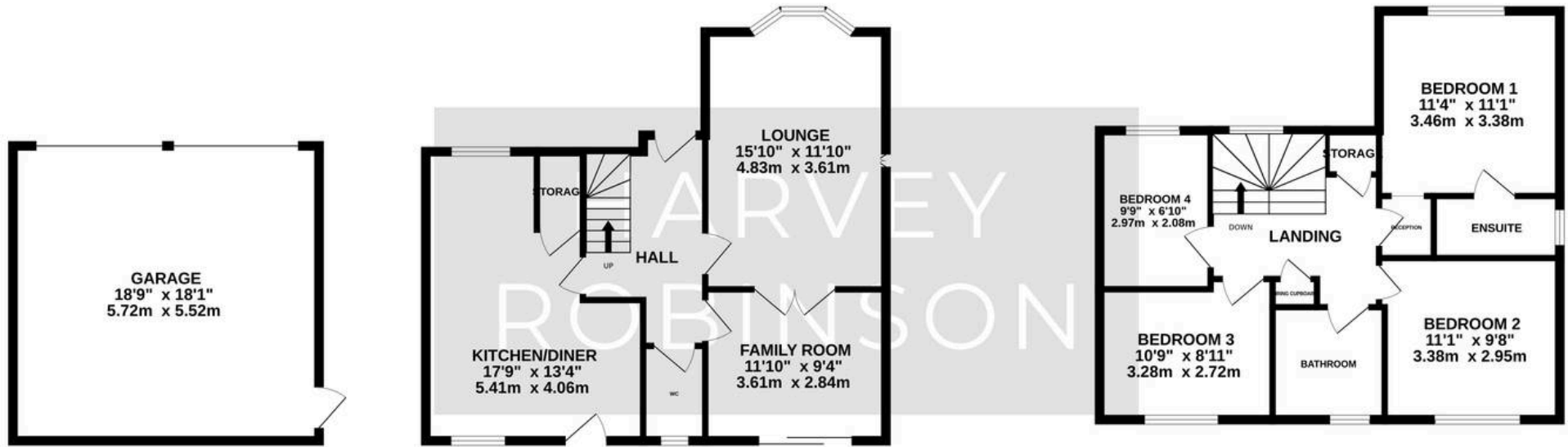
PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this substantial four bedroom detached family home which presents a superb opportunity for buyers seeking a property with excellent potential, situated in a highly sought after village location. Offered with no forward chain, the residence is ideal for those wishing to place their own stamp on a spacious and well-proportioned house in need of some modernisation. The generous accommodation is arranged to provide flexible living spaces, beginning with a welcoming entrance hall that leads to a bright and airy lounge, a separate snug area and a well-sized kitchen (with scope for updating and personalisation). A ground floor cloakroom adds further practicality for family life and visiting guests. Upstairs, four generous bedrooms offer ample space for family members or home working needs, with the master bedroom benefiting from its own en suite shower room for added privacy and convenience and beautiful high ceilings. The remaining bedrooms are served by a family bathroom, ensuring comfort for all. The property further boasts an enclosed rear garden, with mature borders. There is also a double garage and a private driveway, providing secure parking and excellent storage solutions. The south facing aspect to the rear ensures an abundance of natural light throughout the main living areas, creating a bright and inviting atmosphere. This home is perfectly positioned within a desirable village setting, renowned for its sense of community and convenient access to local amenities and reputable schools. With its impressive footprint and desirable features, this detached property represents a rare opportunity to acquire a family home that can be tailored to individual tastes and requirements. Viewing is essential to fully appreciate the scope and potential on offer.



GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.

1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.6 sq.m.) approx.

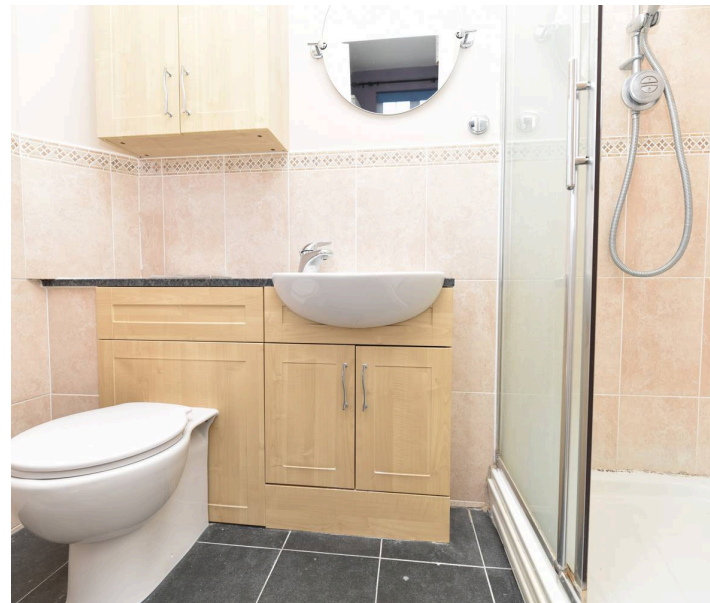
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LOCATION AND AMENITIES

Bluntisham is a popular village, located approximately 5 miles outside of St Ives and roughly 10 miles from Huntingdon's mainline train station which gets you in to London Kings Cross within the hour. In the other direction, Cambridge can easily be accessed via A14 or the guided busway from nearby St Ives.

Bluntisham is served by the popular St. Helen's primary school which is located a short walk from the property whilst the catchment area for the secondary school is St Ivo Secondary School. The village also boasts other amenities with a convenience store, petrol station, local pub, hairdresser and for those that love the outdoors the RSPB Ouse Fen Nature Reserve is just a couple of miles from the property. Excellent walks can be accessed throughout the village and can often be found frequented by dog walkers and ramblers. The nearest town is St Ives which offers an array of shops, cafes, leisure centres and still hosts a market twice a week.





GENERAL

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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4.9 Star Google Review Rating





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