



East Street, Colne, PE28 3LZ  
£250,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



## SUMMARY

A quaint detached Grade II listed cottage, dating back to 1884. This attractive and historic building was constructed with stones reclaimed from the local church. The property retains some period features such as original quarry tiled floors and offers the opportunity for improvements and modernisation, with a large enough garden to add an extension, subject to the necessary consent.

## INTERIOR

The entrance door leads into the sitting room, with a sash window, open fire and built-in cabinets either side. There is also an original quarry tiled floor. The dining room includes a sash window to front and second overlooking the side garden, with an open fireplace and door to kitchen. The kitchen includes some fitted cupboards, a back boiler and under stairs cupboard, with stairs to first floor and door to the rear garden. The rear lobby provides access to a scullery and adjoining outbuilding which includes a wc. The first floor comprises three bedrooms and a bathroom.

## EXTERIOR

To the front, both sides and rear of the property is garden, partly with hedging and fencing to the boundary. There is vehicle access to the rear, allowing for the potential of a driveway.



## LOCATION

### KEY FEATURES

- Detached Period Property
- Property With Potential
- Dating Back to 1884
- Period Features
- Grade II Listed
- No Chain
- Three Bedrooms
- Popular Village





Colne is a fen village lying 8 miles (12.87 kilometres) east of Huntingdon, 4 miles (6.44 kilometres) east of St Ives and 11 miles (17.7 kilometres) north of Cambridge. The A14 is a short drive away providing access into Cambridge with Huntingdon railway station providing a fast route to Kings Cross.

Schooling is provided by St Helen's Primary School with secondary schooling provided by Abbey College, Ramsey located about 11 miles (17.7 kilometres) away and is also rated good. The nearby Bluntisham recreation ground has a number of large football pitches and cricket nets. Colne has a public house the Green Man, with pool, darts and TV, and a warm, sociable lounge with a modern dining area extension serving good food. The pub holds a weekly fish & chip night and a fortnightly quiz night.

There are further facilities in the nearby village of Bluntisham which include a Baptist church, village hall, recycling centre, a gym, convenience store, hairdresser, fish & chip shop, a craft shop, a car body shop, a BP petrol station, and the Brambles childcare.

The White Swan public house has an open-plan main bar with a games room and pool table to the back, and a separate Indian take-away on the same site.



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## ADDITIONAL INFORMATION

**Local Authority**  
Huntingdon District Council

**Council Tax Band C**  
2021/2022 Annual £1,790

**Services**  
Mains gas and electricity

**Transport Links**  
Access to A14  
Huntingdon Train Station – 11.6 miles  
Regular bus service

**Tenure & Possession**  
Freehold

**Vendors Position**  
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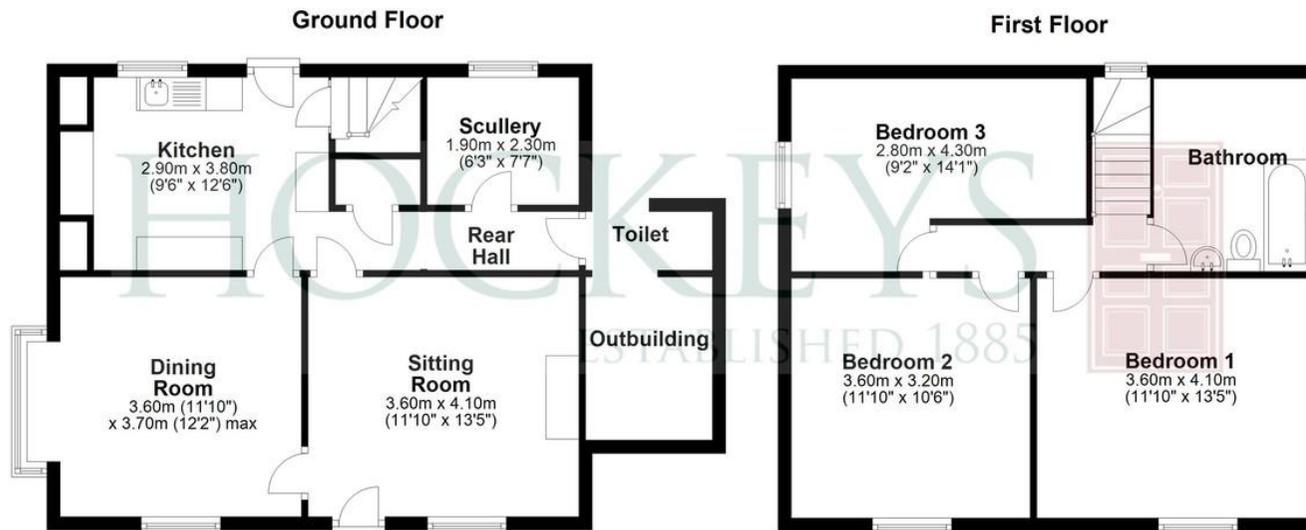


Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.