

FRANK
MODERN

3 bed character property to buy

Chapel End, Great Gidding, Huntingdon,
Cambridgeshire, PE28 5NP

£410,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Grade II Listed Detached Period Cottage With Stunning Views Across Fields
- ✓ Characterful Features Throughout Including Wooden Beams

Key Information

- ✓ Council Tax: Band E
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

'Thatch Cottage' is a beautiful, 18th-century Grade II listed, quintessentially English cottage in the charming village of Great Gidding. The cottage has a rich history in the village, yet it offers exceptional ceiling heights throughout.

It has been extensively renovated by the current owners, offering over 1080 sqft of space across two floors, combining characterful features with modern comforts throughout. The ground floor includes a contemporary, fitted kitchen with integrated appliances, an external stable door, and dual-aspect windows, providing excellent natural light. There is also a separate lounge/dining room with a distinctive Inglenook fireplace, wood-burning stove, front external door, and rear French doors opening onto the patio area.

A rear hallway connects the main corridor and lounge, providing access to the staircase that leads to the first-floor landing. Upstairs, there are three double bedrooms and a family bathroom, which is fitted with a high-quality four-piece suite including a free-standing bath, separate shower cubicle, vanity sink unit, and WC.

Adjacent to the property is a gravel driveway providing off-street parking for multiple vehicles and an EV charger. A wrap-around patio extends across the rear of the home. Beyond is a garden mainly laid to lawn with various specimen trees and a timber shed, offering a good degree of privacy. There is also a fully insulated garden room, studio, or office with power, lighting, heating, uPVC double glazing, French doors, and a decked terrace.

The roof was re-thatched (water reed and combed wheat reed) in 2016.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 7.2% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £410,000

Property Type: Character Property

Parking: Driveway

Construction materials: Stone built

Roofing type: Thatched

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Oil

Electric: National Grid

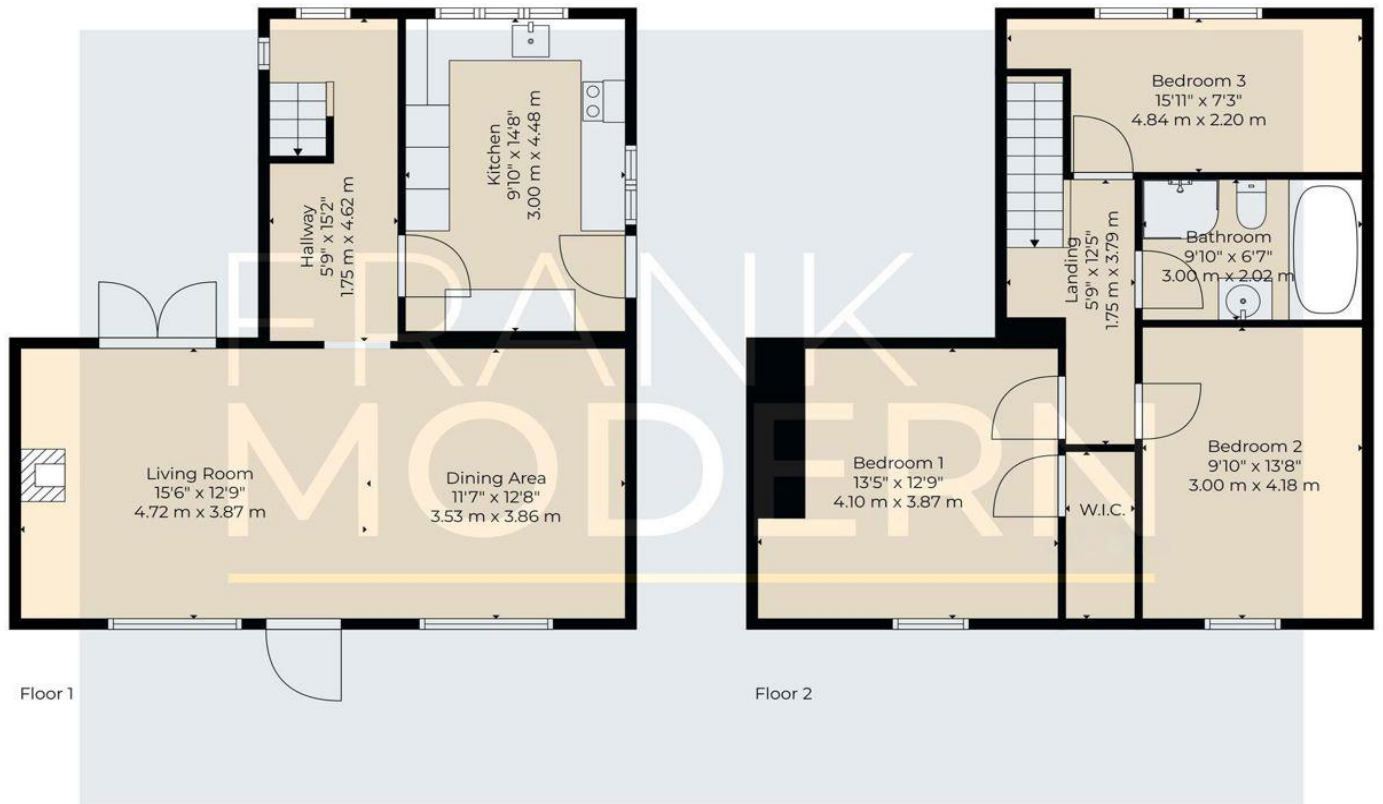
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



TOTAL: 1089 sq. ft, 101 m²
 FLOOR 1: 590 sq. ft, 55 m², FLOOR 2: 499 sq. ft, 46 m²
 EXCLUDED AREAS: LOW CEILING: 93 sq. ft, 9 m²
 WALLS: 113 sq. ft, 10 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Chapel End, Great Gidding, Huntingdon, Cambridgeshire, PE28 5NP

Contact your local branch today for more information on this property:

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