



MOAT HOUSE

Warboys, Huntingdon PE28



AN IMPOSING GEORGIAN HOME IN PRIVATE LANDSCAPED GARDENS

A distinguished Grade II listed home dating back to 1620, set within 3.46 acres of private landscaped grounds, lovingly restored to retain its warmth, character and Georgian charm.

			EPC
6	4	4	E

Local Authority: Huntingdonshire District Council

Council Tax band: H

Tenure: Freehold



THE RECEPTION HALL AND PRINCIPAL ROOMS

The stone-surrounded porch with double three-quarter glazed doors opens into an entrance vestibule featuring the original stone flooring. From here, a stunning full-height reception hall unfolds, highlighted by a sweeping staircase rising to the upper floors beneath a lantern light. Leading from the hall are two impressive principal reception rooms: a dual-aspect sitting room with Georgian picture windows overlooking the gardens and an attractive working fireplace, and a formal dining room of equally grand proportions, complete with exposed wooden floors, floor-to-ceiling windows, and a further period fireplace. From the dining room, there is access to a convenient cloakroom, while double doors open into the Orangery, fully glazed on two sides with a half-glazed roof and stone-tiled floor, providing a space to enjoy the gardens throughout the seasons.



EXCEPTIONAL INTERIORS AND ACCOMMODATION

The kitchen/breakfast room features front-facing windows with views across the garden towards the church spire beyond. It is fitted with bespoke cabinetry and worktops, including a Wolf range set within the chimney breast with an extractor above, and an integrated Gaggenau oven. A side hallway leads to a versatile ground-floor suite that could serve as a self-contained annexe. This area comprises a double bedroom, a boot room with direct garden access, a shower room, and a utility room that could function as a secondary kitchen.

The hallway also provides access to several cellar rooms, including a dedicated wine cellar. Stairs from the side hallway lead to a landing and a further bedroom with an adjoining sitting room. From the main reception hall, a sweeping staircase ascends to a galleried landing. A modern, refitted shower room is situated off the staircase.

The principal suite is notable, with a bedroom enjoying views over the pond and gardens, a well-appointed dressing room, and a luxury en suite bathroom with a separate bath and shower. This floor also includes a guest bedroom with an en suite shower room and two additional bedrooms, one of which is currently arranged as a study.







GARDENS AND GROUNDS

A tree-lined driveway leads to the property, splitting to provide access to the main frontage and separately to the Coach House at the rear of the garden. The Moat House sits gracefully above its lawned surroundings, naturally screened from the road by mature evergreen trees. To the side, a peaceful pond encourages wildlife and is bordered by seasonal planting, beautifully framing views back towards the house.

The Gardens wrap around to the rear, where a thatched, circular brick Ice House with a sunken brick floor and drainage adds historic interest. An octagonal thatched game larder of traditional timber construction provides additional period charm. A brick-walled garden and fuel store sit nearby, with pathways leading back towards the driveway and the original Coach House.

Part of the building is two storeys and constructed in brick beneath a slate roof; it offers excellent potential for various future uses, subject to the relevant planning consents. The garage area is accessed through two large wooden doors and features a stone and cobbled floor, with both light and power connected.





SITUATION

Warboys is a charming village set amid open countryside, located 4 miles from Ramsey and 8 miles from Huntingdon and St Ives. Huntingdon provides rail connections to London St Paneras and London Kings Cross in about 50 minutes, while St Ives offers guided bus services into Cambridge. At the heart of the village is the iconic Clock Tower, and the community boasts a wide range of amenities, including shops, a Post Office, pharmacy, GP and dental surgeries, a library, tea rooms, and pubs. Nearby market towns offer broader shopping, dining, and leisure facilities, with excellent access to the A1(M), A14, and main commuter routes. Warboys Community Primary School holds a 'Good' Ofsted rating and feeds into several "Good" secondary schools in the region. Independent schools such as Kimbolton, King's Ely, and The Peterborough School are also easily accessible.



Approximate Floor Area = 597.5 sq m / 6,431 sq ft
 Outbuildings = 125.9 sq m / 1,355 sq ft
 Total = 723.4 sq m / 7,786 sq ft (Excluding Loft Spaces / Void)



Lower Ground Floor

Ground Floor

First Floor



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #104415

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. (ID767266)

Approximate Gross Internal Area = 686.3 sq m / 7387 sq ft

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