



Armes Corner

London Road, St Ives, Cambs. PE27 5XZ

elliswinters & co

Exclusive & New Homes

Welcome to

Armes Corner

Accommodation Summary

Ellis Winters is delighted to welcome you to Armes Corner. This historic property has had a varied life being a former public house dating back to around 1854 and following a double storey extension and change of use, a well-being clinic. Its prime location provides easy access across the historic bridge into St Ives town centre, a short drive to main road links to Huntingdon's mainline train station that arrives in London within the hour and A1307/A14, and to the Guided Busway to Cambridge that arrives within half an hour.

With the property's transition into a family home, this superb property offers well-proportioned rooms throughout, and comprises of an entrance hallway, three reception rooms, a refitted kitchen, a refitted ground floor shower room catered for disability access, a utility room, four double bedrooms, one with a refitted en-suite shower room, and Jack and Jill family bathroom accessed from the landing and bedroom three.

Outside the property provides tradition and ramp access making this wheelchair friendly and occupies a handsome plot to both the side and rear. There is an expansive driveway, additional gravelled parking, newly laid turf, a newly installed five-bar gate for access, and a generous detached double garage/workshop.

With all these things in mind, the property offers further opportunity to extend, adapt, develop and improve subject to appropriate planning permissions and approvals.

Ground Floor

Entrance Hall

Refitted Shower Room

Lounge

4.59m (15'1") x 3.68m (12'1")

Family Room

3.92m (12'10") x 2.62m (8'7")

Refitted Kitchen

4.32m (14'2") x 2.99m (9'10")

Dining/Garden Room

4.43m (14'6") x 3.19m (10'6")

Utility Room

1.85m (6'1") x 1.76m (5'9")

First Floor

Landing

Bedroom 1

4.67m (15'4") x 3.64m (11'11")

Refitted En-Suite

Bedroom 2

4.51m (14'10") x 3.14m (10'4")





Bedroom 3

4.67m (15'4") x 2.88m (9'5")

Bedroom 4

4.19m (13'9") x 3.02m (9'11")

Bathroom

Outside

The property occupies a handsome plot to the side and rear, featuring a newly laid lawn area, a large driveway that leads to a generous Double Garage/Workshop 6.51m (21'4") x 5.45m (17'10") max, an additional gravelled parking area, mature planted lawn border with a variety of trees, shrubs and flowers, and a ditch. The grounds are timber fence, and brick wall enclosed. The property is accessed to the rear via a newly installed five-bar timber gate.

Further Information

Tenure: Freehold

Council Tax Band: F

EPC Rating: C

Agents Note: The property benefits from redecoration, some newly laid flooring and carpet throughout. The outside toilet is not connected to the mains sewer or water



Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

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