



A beautifully restored and renovated 19th Century, semi-detached period property, in a superb town centre location, and within walking distance to the town amenities, river-side walks, schools, public transport links, and the Guided Busway. This stunning home has a vast amount of character and charm, with the restoration being very-well thought about, and both internal and external finishes display this throughout.

On the ground-floor there is a lounge/dining room, with dual aspect views, with an exposed brick fire-place and fitted with a 19th century French Victorian era, cast iron wood burning stove, accompanied by a cast iron radiator. An opening leads through to the modern kitchen, which has some integrated appliances including a washing machine, fridge, and slim-line dishwasher, and a butler style sink. There is a original beam within this area which came from the original roof structure and it is believed to date back to around 1807. A second cast iron radiator is featured and there is a small cupboard under the stairs, where a freezer can be place or used for storage.

To the first-floor, bedroom one benefits from a modern en-suite shower area, with a bespoke copper pipe heated towel rail, and beautiful copper dual showers. There are two further bedrooms on this floor, one of which is currently used as a dressing room. The stunning bathroom, is based around the French Victorian era, with a beautiful roll top bath with vintage brass fittings and shower over, and the sink is believed to date back to the late 19th century, and was made by Shanks & Co of Barrhead, Scotland.

The second-floor gives access to bedroom two, which is a generous room, with exposed beams throughout and a vaulted ceiling.

Ground Floor

Lounge/Dining Room  
5.78m (19') x 3.69m (12'1")

Kitchen  
4.01m (13'2") x 3.66m (12')

First Floor

Landing

Bedroom 1  
2.96m (9'8") x 2.87m (9'5")

En-suite

Bedroom 3

3.47m (11'5") x 2.08m (6'10")

Bedroom 4/Dressing Room  
2.21m (7'3") x 2.08m (6'10")

Bathroom

Second Floor

Bedroom 2  
3.83m (12'7") max x 3.67m (12') max

Outside

Entered via a five-bar wooden gate, there is a gravelled driveway providing off-road parking, gravelled area continues to the rear of the property, where there is a paved patio seating area and external power points. The driveway and garden are south-to-south/easterly facing.

Further Information

Tenure: Freehold  
Council Tax Band: D  
EPC Rating: C  
Right Of Access: The neighbouring home has vehicular and pedestrian access along the driveway to their rear garden

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.  
The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.  
Our team will guide you through the process when you make an offer on a property.

Disclaimer

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PROPERTY SUMMARY

A beautifully renovated and restored, 19th Century, semi-detached period property in St Ives town centre. This home benefits from original features throughout, three/four bedrooms, an en-suite, a bathroom, a lounge/dining room, a modern kitchen, enclosed off-road parking, and is within walking distance to amenities, public transport links, schools and the Guided Busway. A viewing comes highly recommended to fully appreciate the uniqueness of this charming home.

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