

A photograph of a two-story house with a gabled roof and a silver car parked in front. The house has a light-colored exterior and a dark roof. A large green bush is on the left, and a paved driveway is on the right. The sky is blue with some clouds.

HARVEY ROBINSON

Guide Price

£475,000 - £500,000

Ramsey Road

St. Ives, PE27 5RF

- Guide Price £475,000 - £500,000
- Edwardian Style Property
- Three Generous Bedrooms
- Extensive Rear Garden

- Two Reception Rooms
- Off Road Parking
- Downstairs Cloakroom
- Sought After Town Location



PROPERTY SUMMARY

'The Collection' by Harvey Robinson Estate Agents are thrilled to bring to market this stunning semi-detached property located in the heart of St Ives. Built in the 1920's, this property has been finished in an Edwardian style and creates a truly special family home, perfectly blending character features with the convenience of modern living. This home has been thoughtfully extended to enhance the space available and in brief comprises a spacious entrance hall, which leads to a ground floor cloakroom. There is a front-facing lounge which is flooded with light from the oversized bay window and benefits from an open fire place, a further dining room can be found which offers the versatility of a playroom, or office, and an open plan kitchen/diner which is generous in size and boasts a large island, as well as ample room for a dining table. There are doors leading to the rear garden, and a utility room which provides convenience. The first floor provides a generous galleried landing which offers space to sit and relax. There are three generous double bedrooms, with the master showcasing another bay window which fills the room with natural light. There is a family bathroom at the end of the landing, which has been finished with a white suite and offers an oversized walk in shower. Outside, the property benefits from a generous rear garden, separated into three large sections and boasts mature fruit trees and shrubs. There is a further double garage which is in need of some improvement, but provides scope for large amounts of storage. Interest in this wonderful home is expected to be high, so to avoid disappointment contact the St Ives office to arrange a viewing.



LOCATION AND AMENITIES

St Ives is one of Cambridgeshire's best-loved towns. It has a huge amount to offer homebuyers, including a scenic riverside location, plenty of large family properties, and great local amenities, to name just a few. The centre of St Ives is within walking distance as well as the nearest guided bus stop. In St Ives you will find plenty of shops along with some great independent stores and cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. Within half a mile in the opposite direction of town you will find a Morrisons & Aldi supermarket along with various other restaurants.

One of St Ives' biggest draws is its proximity to Cambridge, the A1307 is just two miles from the property and provides easy access into the centre of Cambridge in approximately 20 minutes, in addition the St. Ives Park & Ride terminal is only a five-minute drive away. The nearest station is at Huntingdon, which is just a ten-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour. A popular primary school can also be found within a few minutes' walk of the property.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 3RF

What3Words Location: ///confetti.craters.scanning

Current Owners Purchased Property: 30 years ago

Property Built: 1920's

Seller's Onward Movements: No Forward Chain

EPC Rating: D

Council Tax Band: D

Utilities: Mains Electric, Mains Water

Broadband: Satellite and Cable

Primary School Catchment: Wheatfields Primary

Secondary School Catchment: St Ivo Academy

Rear Garden Aspect: West

Boiler Installed: 4/5 years ago

Boiler Service: 2023

GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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For independent whole of market mortgage advice please call the team to book your appointment.

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British Property Awards 2023 & 2024 – Gold Winner

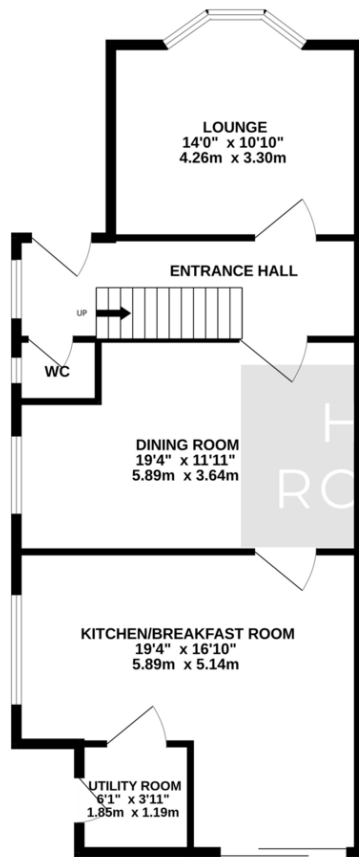
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

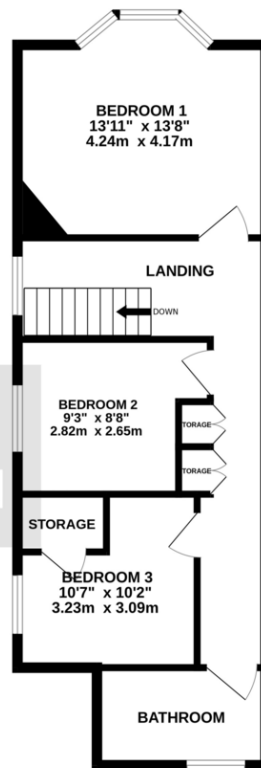




GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 1351 sq.ft. (125.5 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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