



HARVEY ROBINSON

Offers In Excess Of
£375,000
High Street
Earith, PE28 3PP

- Detached Family House
- Three Generous Bedrooms
- Extended Ground Floor Accommodation
- Downstairs Cloakroom and Boot Room

- Refitted Kitchen and Utility Room
- 25' Lounge
- Carport with Inbuilt Storage
- Off Road Parking



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer For Sale this immaculately presented and rarely available detached house in the popular High Street location of the village of Earith. Constructed in approximately 1903, this turn of the century home offers the character charm of a period property with the practicalities of modern family living having been renovated throughout. The ground floor of this home has been extensively extended and in brief comprises an entrance porch leading to a 25' lounge which is flooded with light from two windows and features an inset wood burner, perfect for the winter months. Leading from the lounge, there is a kitchen and utility room which have been refitted by the current owners in a contemporary matt unit with solid wood worksurfaces over and a black range style oven. Completing the ground floor, there is a separate dining room with doors leading directly to the rear garden, a boot room and a downstairs cloakroom. To the first floor, there are three generous bedrooms and a family bathroom that has been finished in a style complementary to the property's age. The rear garden enjoys an excellent degree of privacy and has a generous rear patio, grassed area and mature borders. There is a generous carport which has connected storage space and a shed which is benefits from power and is currently used as a workshop. There is off road parking providing parking for two vehicles in tandem off road. Viewing of this rarely available home is essential and can be organised by contacting our St Ives office.



LOCATION AND AMENITIES

Earith, a historic village due to its proximity to the river Great Ouse, can be found just five miles from St. Ives town centre and therefore offers quiet family living just a stones' throw from a town offering shops and amenities. The village itself offers a post office/shop, a takeaway, a popular Crossfit gym, allotments, and a Taproom hosted by Papworth Brewery which serves woodfired pizza and regularly hosts events. There is also the riverside Crown pub, which is often frequented by those in the village. There is also a preschool and a primary school in the village, with the nearest secondary school being located in Ramsey or Swavesey. There are excellent countryside walks within the village, making the location perfect for dog walkers, young families, or ramblers, while the RSPB wetland nature reserve - one of the largest in the UK - offers stunning countryside walks. For those that prefer life near the water, Hermitage Marina is just a short distance away from the property and is home to many leisure boats, and the river offers additional amenities via motor boating, a rowing club, kayaking, or paddleboarding, just to name a few. Earith offers great access to the guided bus in St Ives or Longstanton, which offers a direct route to Cambridge in just over half an hour, and train stations offering fast rail connections can be found in both Ely and Huntingdon, with Kings Cross just 50 minutes away by train. By car, Cambridge can also be accessed in just over half an hour, while the historic city of Ely is just 11 miles away and can be accessed in around 20 minutes. Nearby St. Ives has a huge amount to offer homebuyers and great local amenities. In St. Ives, you will find plenty of shops and great restaurants in the area, as well as some local supermarkets.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3PP

What3Words Location: tiredness.acrobatic.clustered

Council Tax Band: D

Property Constructed: Early 1900's

Services: Mains Gas, Water Electric and Sewerage

Current Owners Purchased Property: May 2023

Seller's Onward Movements: Relocating for work

School Catchment Areas: Earith Primary and Ramsey Village College Secondary

Water Meter: Yes

Gas Boiler Replaced: 2025 with a 10 Year Guarantee

UPVC Windows Installed: 2017 - Triple Glazed

Loft: Part-Boarded with Light and Ladder

Range Cooker to be Included in the Sale

Wood burner Installed: 2017 and Swept in 2023

EPC Rating: D



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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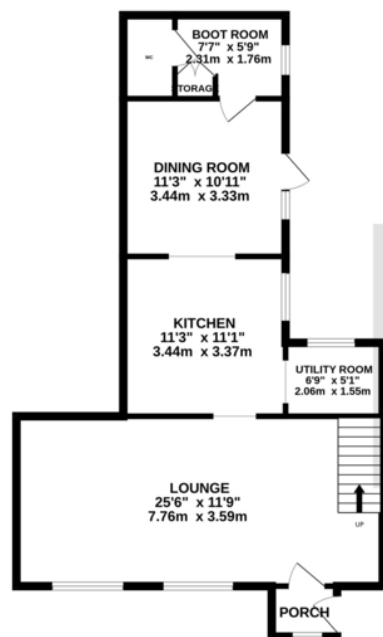
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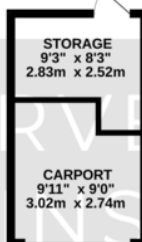
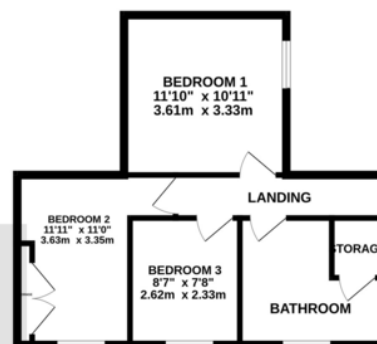




GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



HARVEY
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TOTAL FLOOR AREA : 1235 sq.ft. (114.7 sq.m.) approx.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 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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