



Somersham Road, St. Ives  
**£700,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Outbuildings, one previously granted permission to convert into dwelling
- Extensive Field Views
- En Suite to Bedroom One
- Downstairs Study
- Ample Parking

The property is situated on a generous, well-maintained plot complemented with plenty of outbuildings for storage, one of which offers substantial space making an ideal project for additional living space or home office. There is also a 3 bed static caravan situated on the grounds which is included in the property sale, fitted with a functioning kitchen and bathroom! The home is located within proximity to the market town of St Ives which hosts local amenities, schools and the guided Busway into Cambridge and Huntingdon. Call us today to arrange a viewing!





## Accommodation Includes

Entrance Hall

Living Room - 4.21m x 5.4m (13'9" x 17'8").

Dining Room - 2.68m x 3.72m (8'9" x 12'2").

Study - 5.08m x 2m (16'8" x 6'6").

Kitchen - 2.88m x 3.8m (9'5" x 12'5").

Utility

Downstairs WC

Conservatory - 3.88m x 2.79m (12'8" x 9'2").

Upstairs to:

Bedroom 1 - 4.24m x 4.16m (13'11" x 13'7"),

En Suite

Bedroom 2 - 2.91m x 3.85m (9'6" x 12'7").

Bedroom 3 - 2.6m x 2.58m (8'6" x 8'5").

Bedroom 4 - 2.71m x 1.97m (8'10" x 6'5").

Family Bathroom





**Ground Floor**



**First Floor**



**Outbuilding**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01480 271214**



# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01480 271214

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