



Brooklands

16 North Road, St. Ives, PE27 5PR

elliswinters & co

Exclusive & New Homes

Welcome to Brooklands

Accommodation Summary

Ellis Winters Exclusive are delighted to offer Brooklands, an exceptional Edwardian home which was comprehensive extended and updated throughout in 2010 and has been lovingly maintained since. This deceptive and unique property is conveniently located in the town centre of St Ives and offers accommodation over three floors which measures in excess of 2000 SQ-FT. The accommodation briefly comprises, four double bedrooms, three bathrooms, three reception rooms, modern kitchen and utility room. The property also benefits from a surprising enclosed rear garden and off road parking. A viewing is essential to fully appreciate this character home which is also offered with NO FORWARD CHAIN.

Entering the property you are greeted by a traditional entrance hall with original stairs leading to the first floor in front of you and a view from the front of the property all the way through the kitchen, family room and out to the rear garden. The ground floor comprises two traditional square reception rooms, both with high ceilings and bay windows.

The heart of this wonderful home is the kitchen/family room which is the perfect social area. The family room benefits from lots of natural light, a vaulted ceiling and bi-folding doors which open to the rear garden. The remained of the ground floor accommodation includes a utility room which is access from the kitchen and a modern two piece suite cloakroom.

The first floor landing leads to three of the four double bedrooms this character home has to offer. Two of the bedrooms also benefit from modern en suite shower rooms. The double aspect third bedroom on this floor has the modern family bathroom conveniently located right next door. Stairs from the first floor landing lead to the second floor galleried landing which provides access to the final double bedroom that also benefits from ample built in wardrobe space.

Another deceptive aspect of this lovely home is the parking and outside space. The property has a block paved driveway located to the side and with parking in the town centre of St Ives coming at a premium, having off road parking is a real benefit of this character home. Double gates at the side of the property provide access to the deceptive and enclosed side and rear garden which has been thoughtfully landscaped and designed to be a social area and an extension of living space using the bi-folding doors opening from the family room.

Brooklands is uniquely positioned to not only provide fantastic walking access to both St Ives town centre and the Guided Busway to Cambridge, but has great road access to the nationally important A14 linking Cambridge, Huntingdon, the M11, M1, A1 and the east coast ports. The town of Huntingdon is only 6 miles away with its mainline train station offering frequent and modern trains to Kings Cross and St Pancras in under an hour.

Ground Floor

Entrance Hall

Sitting Room

4.28m (14'1") x 3.64m (11'11")

Dining Room

4.89m (16'1") max x 3.63m (11'11")

Kitchen

3.62m (11'11") x 3.50m (11'6")

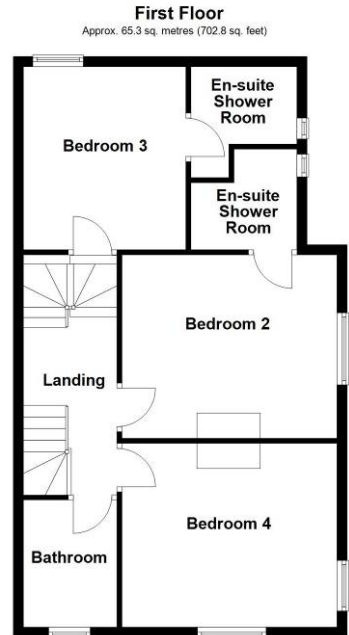
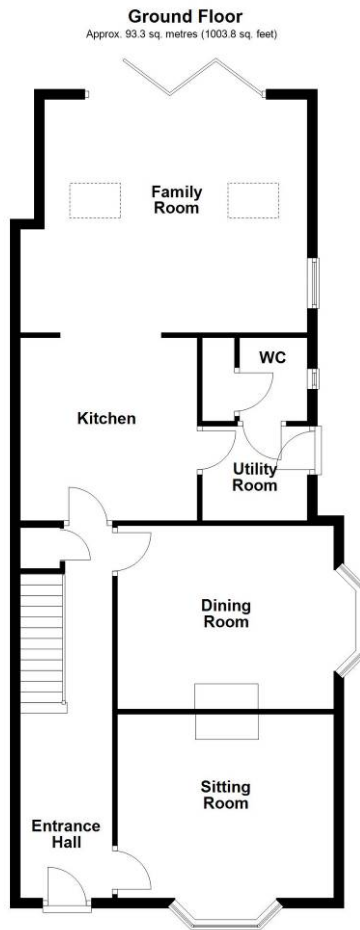
Family Room

5.84m (19'2") x 4.62m (15'2")

Utility Room

2.08m (6'10") x 1.87m (6'2")





Total area: approx. 187.2 sq. metres (2015.5 sq. feet)

Cloakroom

First Floor

Landing

Bedroom 2
4.23m (13'11") x 3.58m (11'9") max

En-suite Shower Room

Bedroom 3
3.63m (11'11") x 3.21m (10'6")

En-suite Shower Room

Bedroom 4
4.25m (13'11") x 3.61m (11'10") max

Bathroom

Second Floor

Galleried Landing

Bedroom 1
4.63m (15'2") max x 3.80m (12'6")

Outside

The front of the property is bordered by an ornate black railing surround. A block paved driveway provides off road parking. Double gates open and provide access to the fully enclosed side and rear garden which has been thoughtfully landscaped with patio seating areas, gravel area, raised planters and a small water feature. The rear garden also benefits from a garden shed with power and lighting and a timber built BBQ area with bar.

Further Information

Tenure: Freehold
EPC Rating: TBC
Council Tax Band: E





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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