



Overlooking the River Great Ouse and enjoying views across the meadow towards Hemingford Grey, Meadow View is a superb family residence located within the Riverport area of the historic market town of St Ives. With a garden stretching down to the river and benefiting from a private mooring this superb home is not to be missed. The original Victorian part of the property features a lounge with a fitted wood-burning stove, and views over the garden, river, and meadow beyond. French-style doors lead through to the garden room, which again offers stunning views over the garden, river, and meadow. The dining room has the same views as the lounge and garden room via the French-style doors that open onto the patio seating area. Also occupying the original part of the property to the first floor is a principle bedroom, and a refitted en-suite shower room, both offering the same picturesque views as the ground floor. The modern part of the property was constructed around 2005 and features the remainder of the accommodation including a kitchen/breakfast room with a space for a Rangemaster oven, fridge/freezer, and an integrated dishwasher. There is a cloakroom, utility room, and a study, all on the ground floor. Occupying the first floor in the modern part are three double bedrooms, all with built-in storage, a refitted en-suite shower room to bedroom two, and a modern family bathroom with bespoke fitted storage. There is underfloor heating throughout the ground floor of the modern part of the property as well as both bedrooms two and three.

of sellotape or you want a night out without taking the car, everything is practically on your doorstep. And yet, when at home, it feels like you are in the countryside, it being so quiet and peaceful with wide open views across the River Great Ouse to Hemingford Meadow. The river, of course, is the main attraction and there is something very calming about being close to water, waking up each morning with it right outside your bedroom window, perhaps a narrowboat chugging by. Other entertainment is provided by the birdlife including swans, herons, cormorants, crested grebes, coots and migrating geese and ducks who occasionally come in to explore the garden or have a nap. We have even seen a seal in the river. One of the amazing things about the River Great Ouse is that the water levels are so well managed. We have had torrential rain on many occasions which results in the flooding of Hemingford Meadow opposite but never our garden and we love it when this happens because then we are living beside a massive lake. It's so beautiful. I was concerned about insurance when we first moved in but amazingly the buildings insurance premiums here are no different to elsewhere. Oh, and I should mention the amazing sunsets!!

This is the charm of our house – it's in the town but it feels and sounds like the countryside. So why are we leaving? We don't want to but the pull of family beckons and we need to be further south, even though we'll never find a house as lovely as this.

Outside to the front of the property there is a wrought iron railed and brick wall enclosed garden which is all paved offering a low maintenance feel. There is also gated access to the side passage which leads through to the garden. There is a generous paved patio seating area with raised planters, and the garden is laid to lawn with a paved footpath leading to the river and private mooring. To the rear of the property, there is a wood store and a stairway that leads to the rear private parking area, where there is off-road parking for two vehicles.

HOMEOWNER VIEW

As far as we know, there has been a building on this site for several hundred years – a warehouse of sorts and a wharf where reeds would have been unloaded from working boats and stored. And it's nice to live in a house which is part of the history of St Ives, a bustling market town then as it is now, even if the goods for sale have changed somewhat over the years.

Meadow View is literally a few steps away from the town centre which makes life so easy – particularly when you have a sudden urge for a bar of chocolate or have run out

Ground Floor

Entrance Hall

Cloakroom

Utility Room
3.12m (10'3") x 1.72m (5'8")

Study
3.12m (10'3") x 2.35m (7'8")

Kitchen/Breakfast Room
4.84m (15'11") max x 4.60m (15'1")

Dining Room
4.28m (14'1") x 3.56m (11'8")

Lounge
7.67m (25'2") x 3.79m (12'5")

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



OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk
www.elliswinters.co.uk



Meadow View

ASKING PRICE

£800,000

WOOLPACK LANE

ST. IVES, PE27 5EF

PROPERTY SUMMARY

Ellis Winters Exclusive are delighted to offer, Meadow View, in the town centre of St Ives. This superb home measures approx. 2,000 SQFT of accommodation, benefits from views over the River Great Ouse and Hemingford meadow. The property also boasts a private mooring and private off-road parking.

4



3



4

