



4B THE WILDERNESS

St Ives, Cambs, PE27 4JH

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Exclusive & New Homes

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Individual detached home of 4500 SQ-FT in total

Ellis Winters are delighted to offer this individual detached home of 4500 SQ-FT in total, built by a reputable local builder for his own occupation in 2014. Offered with No Forward Chain this unique home is located on a private lane only a short walk from the historic town centre of St Ives.

This substantial property is positioned on a mature plot measuring approximately 0.45 acre (sts) and comprises, the five bedroom detached family home, a 1000 SQ-FT detached two storey annex and a detached 280 SQ-FT summer house.

Entering the property you are greeted by an entrance hall with a feature mosaic tiled floor and an oak staircase leading to the first floor. The ground floor accommodation all benefits from under floor heating throughout and is all accessible from the entrance hall. The office and lounge are both located to the front aspect of the house and both benefit from the feature bay windows that dominate the front façade of this home. The lounge also benefits from a feature brick fireplace with inset log burning stove and double doors opening to the kitchen/dining/family room.

The heart of this home is the impressive kitchen/dining/family room. This spacious light-filled room overlooks the rear garden and has some stand out features, including exposed brickwork, bespoke TV wall and fitted storage, and a beautiful limestone floor. The kitchen includes integrated appliances, space for a range oven, granite worktops and a butler style sink.

The remainder of the ground floor comprises, a utility room, a two piece suite cloakroom and a practical outside utility room to hide all your noisy white goods away.

You are greeted on the first floor by a landing with natural light and a large storage cupboard. The landing provides access to all four first floor bedrooms including the good sized main bedroom with a three piece en suite shower room, as well as the versatile bedroom two which also includes a three piece en suite shower room and dressing room/nursery. The four piece suite family bathroom concludes the first floor accommodation.

A hidden staircase leads to a large attic area which potentially could be a bedroom or playroom. Velux windows and access to a walk-in airing cupboard housing the gas boiler and a hot water tank.





The detached two storey annex provides an expansive and versatile space for a number of possible uses and is currently used as two double bedrooms both with en suite shower rooms and a gym/cinema room. A particular feature of the annex are the Bi-folding doors which perfectly links the interior space with the outside patio seating area.

The front of the property has a gravelled driveway providing ample off road parking for several vehicles which leads to a garage measuring 5.88m (19'3") x 3.60m (11'10") with double doors to the front and an electric roller door to rear, allowing access from the front of the property to the rear. The property benefits from an extensive patio seating area which links both the main house and the detached annex. A pedestrian gate opens to the private enclosed rear garden measuring in excess

of 200ft in length. The rear garden also benefits from a screened 1172 CU.FT container providing fantastic storage.

Located at the bottom of the garden is the detached summer house with a vaulted ceiling, exposed beams, feature log burning stove, a three piece suite shower room and glass windows and patio doors overlooking the garden.

The property is located on a private lane of just seven individual homes. The Wilderness is uniquely positioned to not only provide fantastic walking access to both St Ives town centre and the Guided Busway to Cambridge, but 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.

A viewing is highly recommended to fully appreciate the space, quality of finish and location of this truly unique modern home.



Main House - Ground Floor

Entrance Hall

Office

3.35m (11') max x 2.86m (9'5")

Utility Room

3.45m (11'4") max x 2.99m (9'10") max

Cloakroom

Lounge

6.32m (20'9") x 3.70m (12'2")

Kitchen/Dining/Family Room

9.27m (30'5") max x 7.91m (25'11")

Outside Utility Area

5.48m (18') x 1.53m (5')

First Floor Landing

Bedroom 1

5.58m (18'4") x 4.30m (14'1")

En Suite Shower Room

Bedroom 2

5.88m (19'3") max x 2.17m (7'2") max

Dressing Room/Nursery

3.96m (13') max x 2.81m (9'3")



En Suite Shower Room

Bedroom 3

3.29m (10'10") x 3.26m (10'8")

Bedroom 4

3.84m (12'7") max x 3.03m (9'11")

Bathroom



Second Floor

Bedroom 5

6.99m (22'11") x 3.97m (13')

Airing Cupboard

3.99m (13'1") x 1.69m (5'7")

ANNEXE

Annex- Ground Floor

3.33m (10'11") x 3.15m (10'4")

Annex Bedroom 2

3.33m (10'11") x 3.15m (10'4")



Annex En Suite Shower Room

Annex Bedroom 1 - First Floor
5.62m (18'5") x 3.96m (13')

Annex En Suite Shower Room

SUMMER HOUSE
5.68m (18'8") x 4.64m (15'3")



Shower Room

FURTHER INFORMATION

Tenure - Freehold
Council Tax Band - F

EPC RATING - C





Total area: approx. 418.9 sq. metres (4508.6 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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