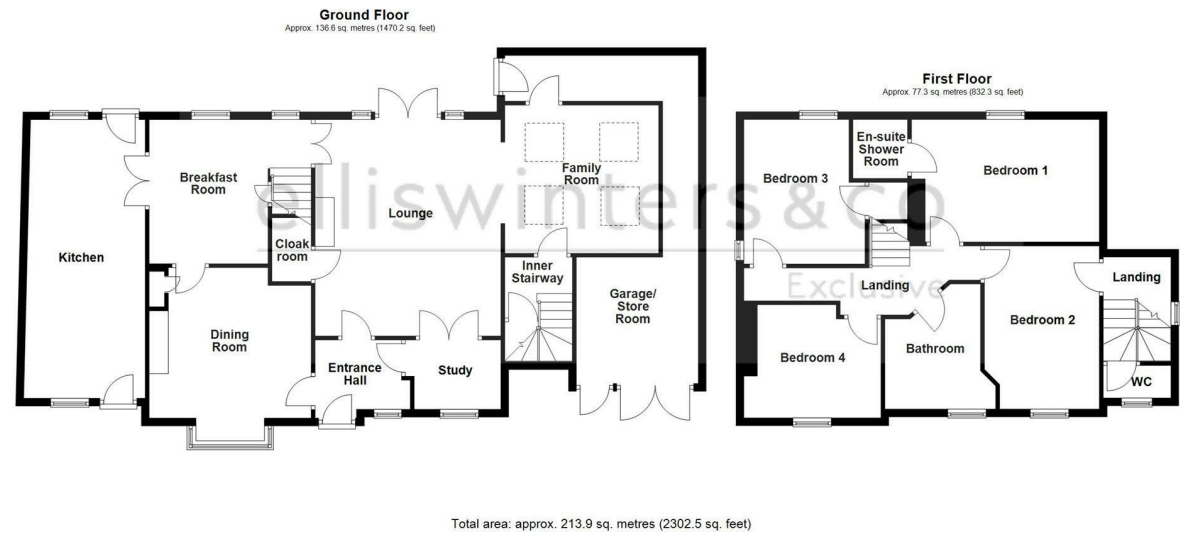




Ground Floor	Bedroom 4 3.69m (12'1") x 2.95m (9'8") max
Entrance Hall	Bathroom
Study 2.49m (8'2") max x 1.81m (5'11")	Landing
Lounge 5.63m (18'6") x 4.84m (15'10")	WC
Cloakroom	Outside
Family Room 4.01m (13'2") x 3.86m (12'8")	To the front of the property, a large, gravelled driveway provides off-road parking for numerous vehicles and leads to a garage/storeroom. There are raised well-stocked planters, mature trees, and shrubs. Timber fences, brick walls, and hedgerows enclose this space. The garage/storeroom has timber French-style doors, a personal door to the front and rear, and power and light connected.
Inner Stairway	To the rear of the property is an Easterly-facing Garden, which is timber fence and brick wall enclosed. There are two paved patio seating areas with mature trees and shrub borders. There is an original two-story timber-constructed Dovecote, with a covered storage area to the side.
Kitchen 7.25m (23'9") x 3.08m (10'1")	The property also benefits from external power sockets and surrounding outside feature lights.
Breakfast Room 4.22m (13'10") x 3.75m (12'4")	Further Information Tenure: Freehold Council Tax Band: E EPC Rating: F
Dining Room 4.28m (14'1") x 3.92m (12'10")	
Garage/ Storeroom	
First Floor	
Landing	
Bedroom 1 4.89m (16'1") x 3.19m (10'6")	
En-suite Shower Room	
Bedroom 2 4.25m (13'11") x 2.99m (9'10") max	
Bedroom 3 3.76m (12'4") x 3.16m (10'4") max	

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



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PROPERTY SUMMARY

Ellis Winters are delighted to welcome you to Dovecote. This stunning, historical property was built in 1893 and was a former coach house and boarding school. There are plenty of original details and features throughout including the detached two storey Dovecote. This home is located within walking distance to St Ives town centre, picturesque riverside walks, public transport links and schools. Also benefits from views over an open greenspace.

The accommodation measures over 2,000 SQFT approx. (STS), and boasts five reception rooms including a lounge with a feature fireplace and cloakroom, a large family room, a formal dining room with a feature bay window and wood burning stove, a breakfast room, a study, a large kitchen with bespoke wooden units and worktop surfaces, integrated appliances including a fridge/freezer and dishwasher, and a space for a range style cooker. There are two sets of stairs from the former use of the property, and access into the garage/storeroom.

To the first-floor there are four well-proportioned double bedrooms, an en-suite shower room to bedroom one, a four-piece family bathroom with a feature roll top bath, bedroom 3 features a wash hand basin and bedroom 2 provides access to the second stair case and additional WC.

Outside, the property boast plenty of off-road parking, a private and enclosed rear garden, and a wealth of mature tree, shrubs and plants.

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