



West Street, St. Ives

Guide Price £300,000



- Character Property
- Two Generous Bedrooms
- Town Centre Property
- Kitchen Diner
- Recently Renovated Throughout
- Downstairs Cloakroom and Utility Room
- Communal Gardens to Rear
- Close to Guided Busway
- Immaculately Presented Throughout
- Viewing Essential

### FAQ'S

Tenure: Freehold

Postcode for SatNav: PE27 5PL

What3Words: unsightly.investor.charm

Property Built: c. 1850

Owned For: 2 Years

Vendors Onward Movements: Relocating out of area

Council Tax Band: C

EPC: D

Rear Garden Aspect: North East

Boiler Age: 2016

Boiler Service: Feb 2025

Primary School Catchment: Eastfield Primary School

Secondary School Catchment: St Ivo Secondary School

Loft: Part-boarded with light

Water Meter: Yes, underneath kitchen sink



## PROPERTY SUMMARY

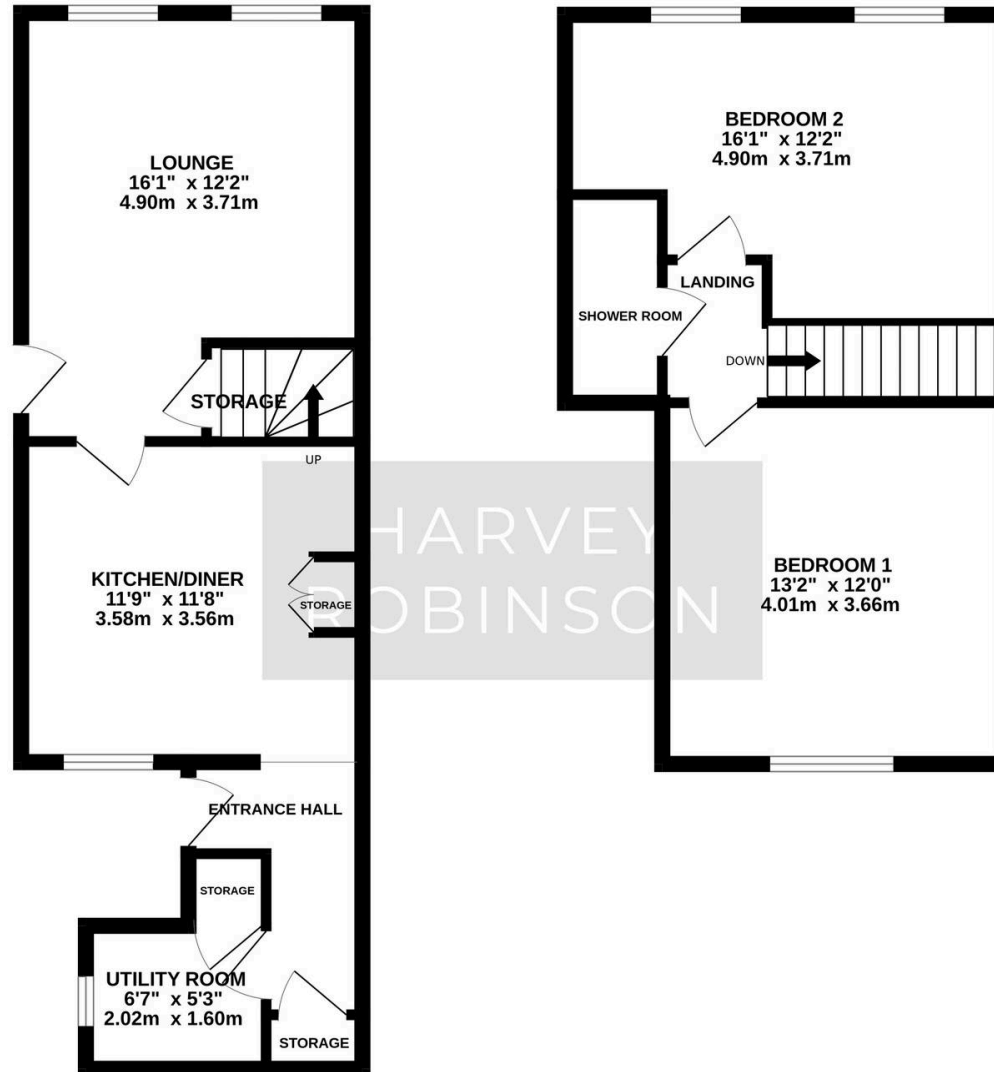
Harvey Robinson Estate Agents are delighted to present for sale this this beautifully renovated two-storey character cottage, situated in the heart of historic St Ives, just moments from the river. Built in 1850, it offers timeless charm combined with modern comfort, and having been thoughtfully updated and immaculately presented throughout, it perfectly blends period features with contemporary style.

The welcoming front-facing lounge captures the home's character, with elegant décor and plenty of natural light creating a warm and inviting atmosphere. To the rear, the stylish kitchen diner has been designed for modern living, offering ample space for cooking and dining. A convenient cloakroom/utility room adds practicality, while generous storage can be found throughout the property. Upstairs, the home benefits from two generous double bedrooms, both benefitting from plenty of natural light from the characterful sash windows to the front, and UPVC windows to the rear. Every detail has been carefully considered during the recent renovation, ensuring a seamless balance between heritage and functionality. The interiors are bright, well-finished, and ready for immediate enjoyment. Outside, the property benefits from attractive communal gardens to the rear - ideal for relaxing outdoors - and a parking permit can be purchased for the Globe Car Park for all-day parking. Located close to the river and within walking distance of St Ives' vibrant town centre, this charming home offers the perfect blend of character, convenience, and comfort. With its stunning presentation, thoughtful design, and enviable setting, this is a rare opportunity to own a piece of St Ives' history, beautifully updated for modern living. To arrange a viewing of this unique property, contact the St Ives office.



GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.  
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## LOCATION SUMMARY

St Ives is one of Cambridgeshire's best-loved towns. It has a huge amount to offer homebuyers, including a scenic riverside location, plenty of historic properties, and great local amenities, to name just a few. The centre of St Ives is within walking distance and is approximately 1/2 of a mile away. The cottage is in reach of all that St. Ives has to offer in the way of cafés, pubs, restaurants and you can be at the Broadway Cellars, Vadi Kitchen, and Commute Cafe in a 1-minute walk, and The Nelson's Head, Floods, and the Ivy League Club in under a 3 minutes' walk. In St Ives you will find plenty of shops along with some great independent cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. Within half a mile in the opposite direction of town you will find a Morrisons & Aldi supermarket along with various other restaurants. One of St Ives' biggest draws is its proximity to Cambridge, the A1307 is just two miles from the property and provides easy access into the centre of Cambridge in approximately 20 minutes, in addition the guided bus stops to both Cambridge and Huntingdon are a few steps away from this home and the St. Ives Park & Ride terminal is only a five-minute drive away. The nearest station is at Huntingdon, which is just a ten-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour. A popular primary school can also be found within a few minutes' walk of the property.



## Harvey Robinson St Ives

Harvey Robinson Estate Agents, 9 White Hart Court - PE27 5EA

01480 45 40 40

[stives@harveyrobinson.co.uk](mailto:stives@harveyrobinson.co.uk)

[www.harveyrobinson.co.uk/](http://www.harveyrobinson.co.uk/)

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