



High Street, Earith
£260,000



HARVEY
ROBINSON

- Semi-Detached House
- Two Bedrooms
- Charming Character Property
- Ample Kitchen Storage
- Two Reception Rooms
- Modernised Bathroom
- Generous Private Rear Garden
- Close to Local Amenities
- Versatile Accommodation
- Viewing Highly Recommend to Fully Appreciate

FAQ's

Tenure: Freehold

Postcode for SatNav: PE28 3PP

What3Words Location: exploring.unloads.freezers

Property Constructed: Victorian

Council Tax Band: B

EPC Rating: D

Conservation Area: Yes

Heating Type: Gas Central Heating

Boiler Age: 10 Years and serviced in October 2025

Utilities: Mains Water, Electric, Gas and Sewerage

Broadband: Fibre to the Premises

Loft: Not Boarded

Current Owner Purchased Property: 2021

Sellers Onward Movements: Relocating Out of the Area. No

Forward Chain

Rear Garden Aspect: North

Rear Garden Boundaries: Right

Primary School Catchment: Earith Primary

Secondary School Catchment: Ramsey Abbey College

Water Meter: No



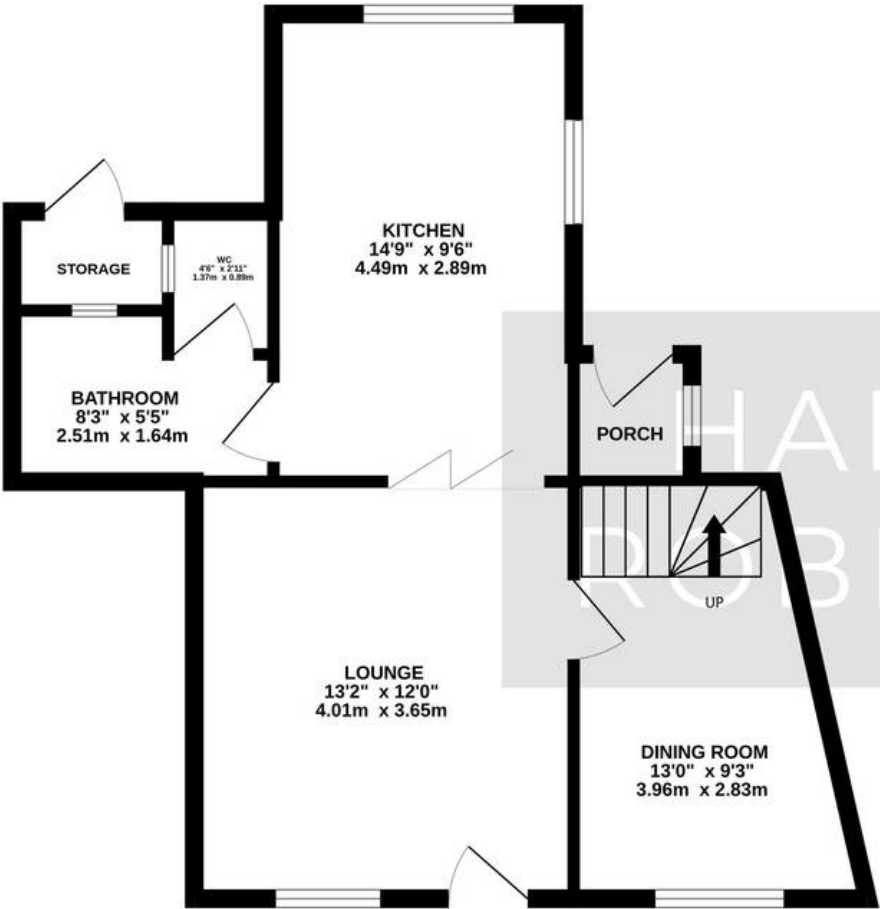


PROPERTY SUMMARY

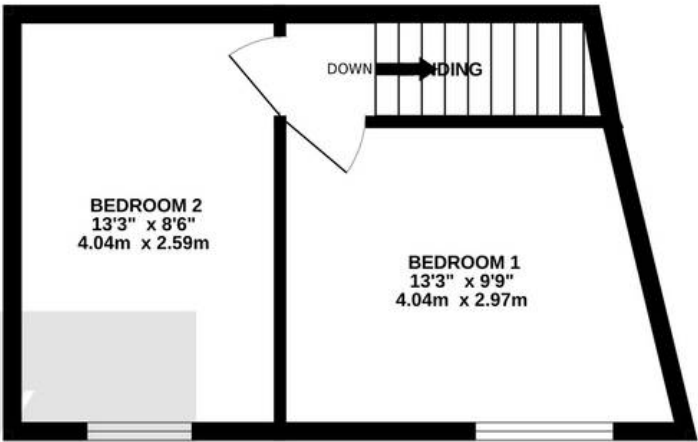
This charming two bedroom semi-detached house presents an excellent opportunity for buyers seeking a character property with versatile accommodation. Upon entering, you are welcomed into a well restored lounge with exposed quarry tiles flooring and inset woodburning stove, perfect for the winter months. The kitchen is thoughtfully designed, offering ample storage space in units with solid oak doors with complementary worksurfaces over. There is a further reception room which is currently utilised as a dining room but would equally make a great home office or playroom. The ground floor is completed by a recently refurbished bathroom that has been tastefully modernised, featuring contemporary fixtures and fittings that blend seamlessly with the property's original charm. Upstairs, you will find two generously sized bedrooms, each benefiting from natural light and the master offering a range of in built storage. Throughout the home, period details are complemented by neutral décor, creating a warm and welcoming atmosphere. This home has been lovingly maintained and is ready to move into, with scope for personalisation should the new owners wish to add their own touch. The generous private rear garden provides a peaceful retreat and additional space for outdoor activities, gardening, or al fresco dining. Viewing is highly recommended to fully appreciate the quality of accommodation on offer. Early interest is expected, so please contact us in the St Ives office to arrange a viewing.



GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
259 sq.ft. (24.0 sq.m.) approx.





LOCATION AND AMENITIES

Earith, a historical village mostly in part due to its proximity to the river Great Ouse, can be found just five miles from St. Ives town centre and therefore offers quiet family living just a stones' throw from a town offering shops and amenities. The village itself offers a post office, a barber, a takeaway, and the riverside Crown pub, which is often frequented by those in the village. There is also a preschool and a primary school in the village, with the nearest secondary school being located in Ramsey or Swavesey. There are excellent countryside walks within the village, making the location perfect for dog walkers, young families, or ramblers, while the RSPB wetland nature reserve - one of the largest in the UK - offers stunning countryside walks. For those that prefer life near the water, Hermitage Marina is just a short distance away from the property and is home to many leisure boats, and the river offers additional amenities via motor boating, a rowing club, kayaking, or paddleboarding, just to name a few. Earith offers great access to the guided bus in St Ives or Longstanton, which offers a direct route to Cambridge in just over half an hour, and train stations offering fast rail connections can be found in both Ely and Huntingdon, with Kings Cross just 50 minutes away by train. By car, Cambridge can also be accessed in just over half an hour, while the historic city of Ely is just 11 miles away and can be accessed in around 20 minutes. Nearby St. Ives has a huge amount to offer homebuyers and great local amenities. In St. Ives, you will find plenty of shops and great restaurants in the area, as well as some local supermarkets.





These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

For independent whole of market mortgage advice please call the team to book your appointment.

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Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 - Gold Winner

British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

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