



EH

EXQUISITE
HOME

RIVER LIVING, AT ITS BEST!

Nestled into a virtually private peninsula that juts out into the River Great Ouse, yet located just a few minutes' walk from the amenities, cafes and shops in St Ives' town centre, is this stunning five bedroom, four bathroom self-built oasis that is a study in modern elegance and design. With three reception rooms, all of which give beautiful views of the river, a self-contained annex and a plot size of almost an acre, this property is truly a unique sanctuary that offers plenty of room for entertaining or for a family to grow.





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The property is approached over a private, gated bridge that leads to the tip of a peninsula which looks out over one of the widest sections of the River Great Ouse as it snakes through the town of St Ives. Immediately there is a sense of privacy and exclusivity as the shingled drive curves round to the main house. 'It's a very secure property,' notes the current owner and original builder of the property. 'There's only the one entrance across the bridge, so it's very private. There's nothing like this available so close to the town centre.' Designed to pay homage the maritime history of the plot, the house almost looks like a large boathouse, with muted colours that help it blend comfortably into its leafy surroundings. The main entrance opens into a spacious and bright entrance hall, which gives wonderful views directly through the house due to the clever positioning of exterior windows and also interior windows which ensure natural light and a great sense of "flow" filters unimpeded throughout the property. To the left, an oak staircase leads up to a split-level garden room and a second, smaller room which could be utilised as a reading snug, office, or even as a play area for children. The main garden room is triple aspect and offers the most wonderful views out over the surrounding plot, and with doors that open out onto a small



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balcony, the raised position of the garden room is perfect for opening up the room to the gentle breeze which is cooled by the surrounding river, making this a great spot to relax on a warm summer's day.

If the garden room is perfect for a warm summer's day, then the main sitting room is ideal for cooler winter nights. Accessed via the main entrance hallway, the sitting room is also a large triple-aspect room which has a great quality of light through its floor-to-ceiling windows. The focal point of the room is a modern inset gas fireplace. 'It's a very quiet room,' said the current owner. 'We purposely kept TVs out of the sitting room to be able to enjoy the tranquillity, and in the winter the gas fire is lovely and warming.' But while the fire may provide that extra bit of warmth on especially cold nights, the house's modern luxuries ensure warmth and comfort throughout the winter months, with underfloor heating to both levels. The final living space on the ground floor is a wonderfully stylish and open plan kitchen and dining room, which also open into the third reception room. The kitchen features smart fitted units, with the dark and lighter colours of the cabinets highlighting the warmth and texture of the oak trim which is featured throughout the property. Integrated within the kitchen units is an under-



counter drinks refrigerator, conveniently located in the island and facing the dining area, allowing for quick and easy access whilst dining and entertaining. There are two other integrated fridges, one full-height and one with a 70/30 split that includes a freezer. There is also a bank of Siemens ovens integrated into the wall units, including a steam/combination oven, a microwave/combination oven, and two single ovens, and there is a Siemens induction hob integrated into the island unit. The owner said of the kitchen and dining room that 'it's a great entertaining area. While you're cooking other people can sit comfortably at the table and you can all engage in conversation.' They also noted that 'the kitchen has a great view out into the garden, so while you're standing at the sink doing the washing up you can see the river and the bridge that leads to the property.' The family room is a wonderful, surprising addition to the available living space on the ground floor. With doors that open out onto a side balcony, this room has a lovely view of the Chub Stream that feeds out into the main river, and a modern wood burner creates yet another space that can be enjoyed even on the coldest winter nights.

A second staircase in the main hall leads up to the first floor, where there are three guest bedrooms, including one that has a private en-suite, and a principal suite. The principal bedroom is also triple aspect and features vaulted ceilings which give the room an incredible sense of space and drama. The en-suite shower room is a modern wet-room style suite which includes a rainfall shower head over the walk-in shower. The second en-suite guest room likewise features a private shower room, and two skylights in the vaulted ceiling allow plenty of natural light into this space. The further two bedrooms are both good-sized doubles and include built-in wardrobes. These bedrooms have shared use of the family bathroom, which includes a separate bath and shower.



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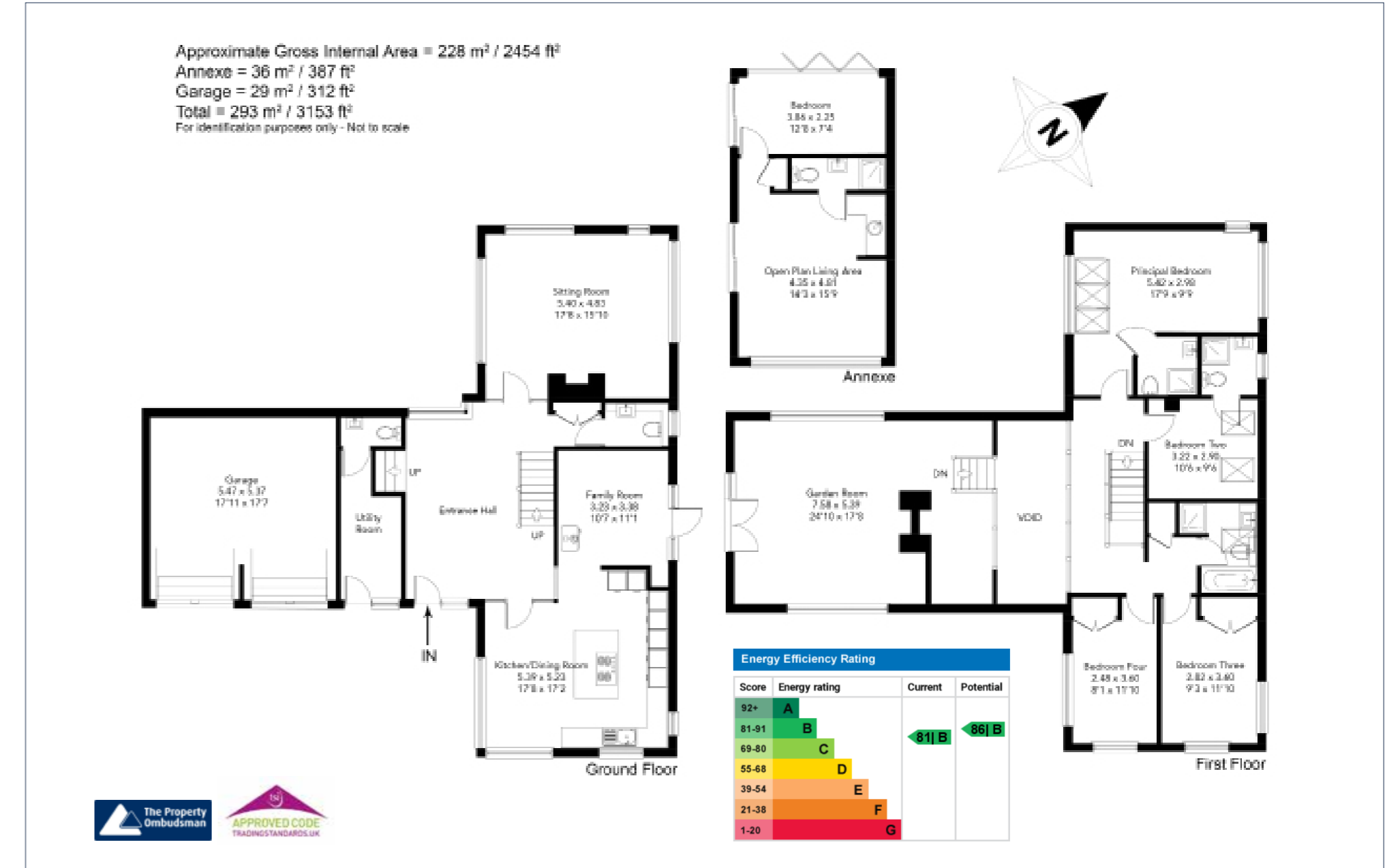


The main garden area lies to the west and south of the property, and makes the most of the views over the river and towards the 15th century St Ives Bridge, which is one of only four bridges remaining in England that incorporates a chapel. A large terrace area is accessed via the main living areas, and gives plenty of space for both a seating and dining, before the garden opens up to a large grassed area, perfect for children and pets to play on. 'The back garden is just beautiful,' said the current owner, 'there's hedges and willow trees, decking, grass, pergolas, just lots of texture and it's the perfect place to sit on a warm, sunny day.' There is a private mooring for boats which stretches around much of the property, and towards the river there is a self-contained annex. The one-bedroom annex offers additional living and entertaining space, or could be a wonderful income earner, subject to any necessary consents. Used by the current owners as a home office, they also use the bedroom space, which has bi-fold doors that open out onto a deck that sits over the river, as a home spa with a large hot tub. Perhaps there's no better way to unwind after a day of work than by relaxing in a warm hot tub with a glass of prosecco while enjoying that special tranquillity that comes with riverside living.



LOCATION

'One of the main benefits of the property is its location,' said the current owner. 'St Ives is an understated place to live, it has great modern facilities, but it's also a traditional market town, and the road network is great. We've been very privileged to live here.' The peninsula on which the property is located is only a few minutes' walk from many of the pubs, cafes and shops of the town centre, and likewise is only a five minute walk from a Waitrose and a farmer's market. But while so centrally-located, the property itself sits on the edge of town and is otherwise surrounded by open fields or parks, many with footpaths that lead to the town marina and also various lakes and lagoons which set St Ives apart from most in-land market towns. Those seeking an active lifestyle will find ample facilities in and around the town, including a football club and multiple leisure centres; there is also a rugby club, a sailing club, a large golf course, and a Bowls club that is within walking distance of the property. Nature enthusiasts too will find plenty to entertain, with a wealth of natural reserves and parks located in and around the town. As noted by the owner, St Ives enjoys a great road network, lying relatively close to the A14, and is also about a ten-minute drive to the A1. Further amenities can be found in nearby Huntingdon, which is less than a ten minute drive from the property. The world-renowned city of Cambridge is located around 17 miles to the south east of St Ives, with its wealth of shopping, dining, and cultural offerings, as well as a number of highly-regarded schools in the state and private sector, including the Perse School, which is widely recognized as one of the highest-achieving independent schools in the country, and is only half an hours' drive from the property.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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