



EH

EXQUISITE  
HOME

## PERIOD PERFECTION

Centrally located in the beautiful medieval town of St Ives is this Grade II listed, semi-detached, five bedroom, two bathroom period home. Enjoying both a large private rear garden and the use of a communal park shared by only a few neighbouring residents, the property enjoys a sense of privacy and seclusion despite its town centre location. "We'd lived in St Ives for years and always admired the Terrace," note the current owners, "and we couldn't believe our luck when the opportunity to buy one of the properties came up." The current owners have since restored and extended this property to its former glory, creating a stylish and practical family home that's located only half an hour from the world-famous city of Cambridge.





Built in the middle of the nineteenth century, the property enjoys a traditional layout with a modern twist, and it's clear to see upon entering that the current owners have painstakingly preserved the period character of the property whilst creating a home that is elegant and practical. The welcoming entrance hall is doused in natural light through a south-facing half-glazed front door, and a gently curved stair winds up to the first floor. The first door on the right opens into the main sitting room, which enjoys all the period features popular with this style of property including tall ceilings and large windows, a sense of symmetry and style, hardwood flooring and a central focus point in the ornate Victorian fireplace. "There's certainly a feeling of extravagance in the house, with the tall ceilings and large room sizes," note the current owners, who have undertaken a complete renovation of the property during their tenure here. "It's been a real labour of love to bring the house back to its former glory."

To the rear of the main sitting room is a second reception space. Originally this would have been the formal dining room, but an extension to the rear of the property now allows this space to be utilised in many different ways, such as a study, a playroom, a less formal living room, library, etc. A door to the rear of the entrance hallway leads to the rear corridor, which opens into a snug. Described by the current owners as one of their favourite rooms in the house for relaxing, the snug includes a large wood burner and French doors that open out onto the rear terrace. Like the rest of the property, exceptionally tall windows flood the room with natural sunlight. The snug then leads through to the open-plan kitchen diner, an addition to the house which has been designed by the current owners to create an exceptional cooking and entertaining space.

The kitchen is light and bright, with large sliding doors that open out onto the garden terrace, creating a natural flow from inside to out and expanding the space available for parties and gatherings. The kitchen has been cleverly designed to aid everyday use, with large drawers instead of deep cupboards in most of the units, including on the dining side of the central island, where the current owners store things such as cutlery to make setting the table for dinner a breeze. The kitchen itself includes a range of fitted gloss units with plenty of integrated appliances including a Bosch dishwasher and washing machine, an induction hob and extractor fan, and two full-sized ovens mounted next to the space for a large refrigerator/freezer. The kitchen island not only offers additional storage space but functions as a breakfast bar and creates a very social space where everyone in the kitchen can gather.



*"The kitchen is the real hub of the home, we spend a lot of our time there and have made some wonderful memories, including dancing around the kitchen island with our grandchildren. We have just loved hosting our family in this space."*



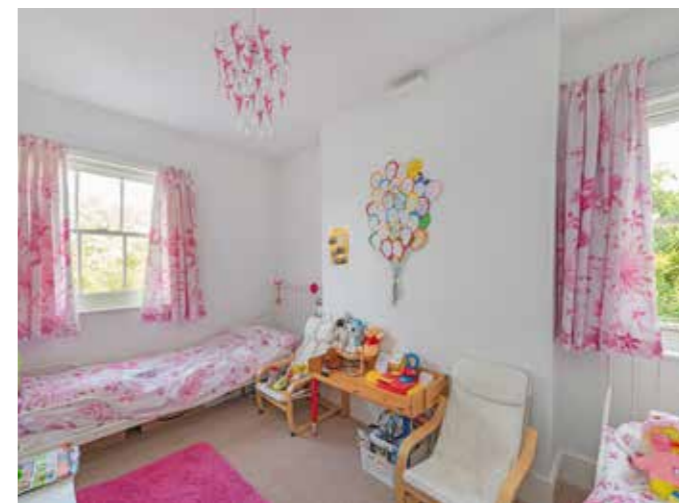




Two bedrooms are found on the first floor, including the principal bedroom, which stretches the width of the front of the property. "It would have originally been the formal sitting room," note the current owners, who consider the principal bedroom to be one of the most impressive rooms in the property. "It's wonderful to sit and look out the tall windows at all the squirrels in the trees, and when the light shines in and catches the big crystal chandelier it's just breath-taking. It's lovely just to sit in there with a cup of tea and look out the window." The principal bedroom also enjoys an original fireplace and wood flooring, and opens into a stylish Jack-and-Jill style bathroom, complete with an iron-cast roll-top bathtub and a large shower with rainfall shower head. The bedroom to the rear of the first floor enjoys built-in storage cupboards either side of the original fireplace, and this room also enjoys a lovely view into the rear garden.

Three further bedrooms are all found on the second floor, together with a family bathroom. Each of the bedrooms are light and bright, with full-height ceilings and glorious views into the front and rear gardens. The bathroom is modern and fresh, and adds to the sense that this entire floor has been designed with family living in mind.





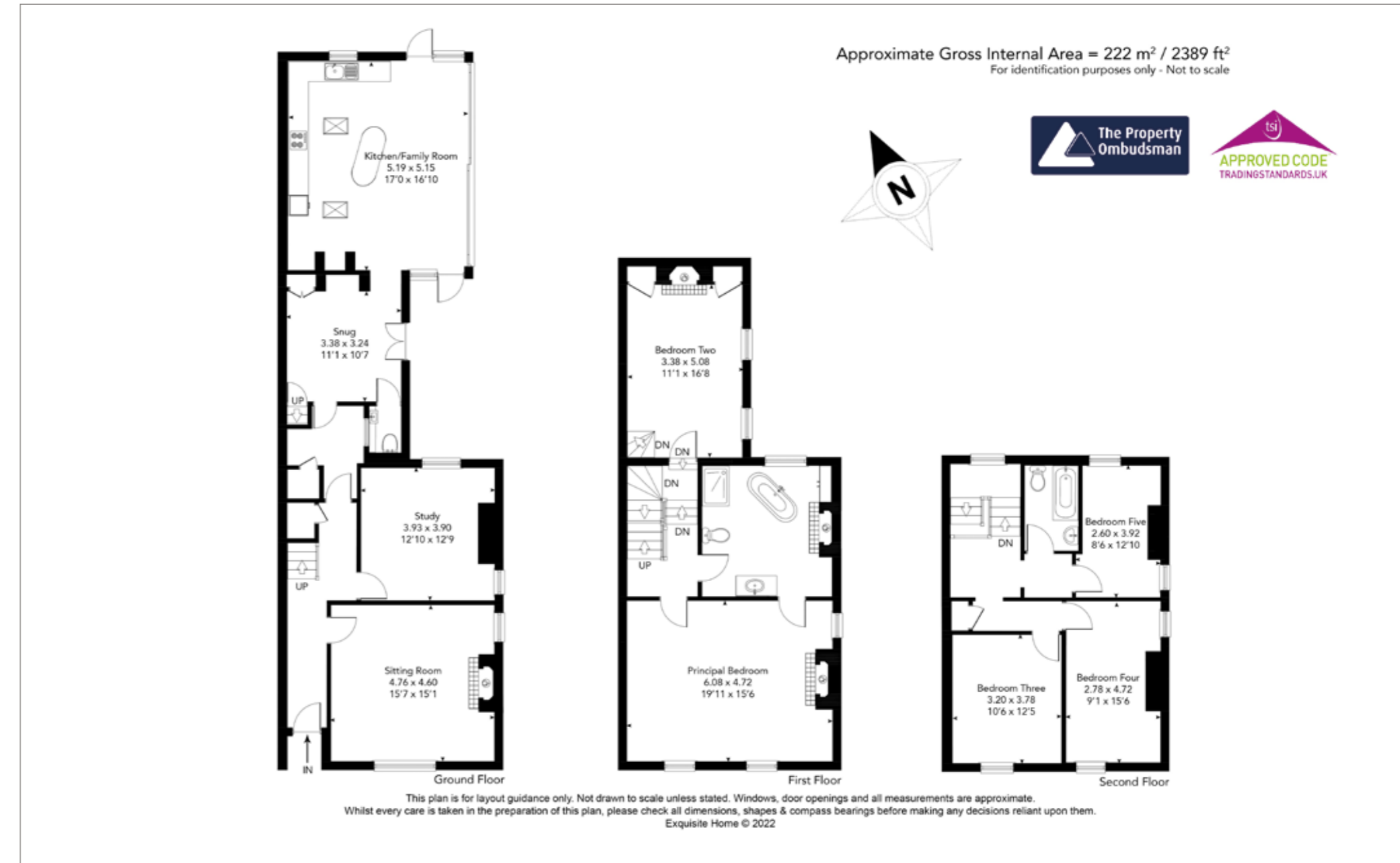




# LOCATION

The property sits at the end of the Terrace and enjoys a secluded position with no other immediate neighbours apart from the small community within the Terrace itself. The property enjoys a private rear garden which includes a spacious paved terrace, ideal for hosting larger parties. In fact, the current owners recall hosting a traditional ceilidh in the rear garden and note that "because we're on the end people don't really hear us, so it feels really private." To the rear of the large terrace is a small area of lawn, and the garden is enclosed by tall, brick walls, adding to the sense of privacy and seclusion. To the front of the Terrace is a large private park, which is shared only by the residents of the Terrace. "The front garden is an absolute delight. There are swings in the trees and lots of little pathways where children can play hide-and-seek," notes the current owner. "It's a really nice place to gather for parties: it's a space that's useful for so many things, and all the residents like to see it used."

The property sits centrally within the busy and picturesque town of St Ives, and a number of daily amenities can be found only a few minutes' walk from the property, including a doctor's surgery, a farmer's market, a Waitrose grocery store and the Market Hill, where a number of independent and high street shops, cafes and eateries are located. Also within just a couple minutes' walk is the large St Ives Lakes, offering plenty of opportunities for picturesque waterside walks and afternoon picnics. 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. 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.



A large, multi-story stone house with a red door and a bay window, set in a lush green lawn with many trees.

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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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