



- Elegant Boutique Home
- Two Bedrooms
- Two En-suites
- Bespoke Kitchen/Dining room
- Comprehensive Interior Design
- Character Features
- Communal Riverside Garden
- Allocated Parking Space
- No Forward Chain



THE OLD GRAMMAR SCHOOL

Wellingtonwise are delighted to present this elegant boutique collection of Grade II listed 2,3 and 4 bedroom houses with riverside location, private river garden and residents parking.

The Old School House is boasting the grand entrance hall accessed via the property's iconic front door, this house possesses a spacious and luxurious layout, each bedroom benefitting from its own Ensuite. Both the kitchen and large living space features a dual aspect looking towards the river. The views from this property are remarkable. Please call our office on 01480 498400 to book your personal viewing time.

2 2 1 EPC TBC

GUIDE PRICE

£550,000

WellingtonWise Estate Agents St Ives  
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A leading independent property service provider with offices in St Ives, Royston & Melbourn.

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WELLINGTONWISE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.





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### SPECIFICATION AND DESIGN

All houses benefit from a comprehensively designed interior, leveraging the property's unique features to create characteristic and beautiful new homes, each with an individual feel. The carefully designed interiors are a fusion of traditional and contemporary, timeless and sympathetic to the building's period.

Warmth and elegance is provided by the premium lighting design, featuring wall lights, LED shelf lighting, picture lights and direction-al wall-wash down lights. All on dimmable controls and bedside switches. Ornate plaster coming, exposed beams, wall panelling, high skirting and georgian timber sash windows work harmoniously together to set a grand tone. Engineered natural wood flooring provides a chic and versatile setting for all furniture and further decorative items.

All houses feature individually designed bathrooms with porcelain tiles, concealed traditional chrome shower systems, heated towel rails, back-to-wall toilets with concealed cisterns and soft dose seats. The luxurious bathrooms will be complete with mirrors, vanity unit storage and decorative wall lights. Each and every bedroom is well proportioned and boasts beautiful period windows framing a variety of picturesque leafy views of the river, nature reserve, church steeple and garden. The spacious bedrooms include fitted floor to- ceiling wardrobes, herringbone carpets, bedside light switches and carefully designed lighting.

### PRIVATE RIVER GARDEN

The 23 metre long private river garden is for the residents' exclusive use. Featuring serene views of the river, Holt Nature Reserve and up to the Norris Museum. Despite the close proximity to St Ives town centre the mature plant life and off road positioning help make this garden feel secluded and private. Separate jetties sit above the water providing residents with their own space to entertain or unwind. Residents have the ability to moor a boat along the river garden, a very sought after privilege in St Ives. BBQ facilities and a seating area will also be provided for residents to enjoy.

### LOCATION

Ideally located a short walk along the River from St Ives town centre, The Old Grammar School is a collection of buildings dating back to 1727 and has been a prominent part of St Ives' rich history ever since. The location is 12 miles North/West of Cambridge and 5 miles East of Huntingdon with its mainline service to St Pancras in under an hour.

### PARKING

There is one allocated parking space for each owner located within the development.

### THE OLD SCHOOL HOUSE GROUND FLOOR

#### ENTRANCE HALL

16' 0" x 12' 5" (4.9m x 3.8m)

#### CLOAKROOM

#### KITCHEN/DINING

17' 0" x 16' 0" (5.2m x 4.9m)

### THE OLD SCHOOL HOUSE FIRST FLOOR

#### LIVING ROOM

17' 4" x 16' 0" (5.3m x 4.9m)

#### STUDY

16' 0" x 12' 1" (4.9m x 3.7m)

### THE OLD SCHOOL HOUSE SECOND FLOOR

#### MASTER BEDROOM

26' 6" x 12' 9" (8.1m x 3.9m)

#### FOUR PIECE EN-SUITE

#### BEDROOM TWO

19' 8" x 12' 9" (6.0m x 3.9m)

#### EN-SUITE SHOWER ROOM

#### NOTE TO PURCHASERS

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