



EH

EXQUISITE  
HOME



## GEORGIAN ELEGANCE

Set back behind unassuming electric gates is this stunning five bedroom, four-bathroom Grade II listed manor house that would be comfortably at home in a Jane Austen novel, yet is nestled into a private plot that sits close to the centre of St Ives town. Built towards the beginning of the 18th century on land once owned by Oliver Cromwell, the property is a masterpiece of early Georgian architecture that has been completely and sympathetically modernised by the current owners to create a grand, elegant family home that offers the sought-after ideal of a historic house that's full of charm and drama, but with all the modern conveniences of a twenty-first century property.











Approaching the house down the long drive, you'd be forgiven for thinking you'd stepped back in time as the early Georgian façade of this Grade II listed manor comes into view. With rose vines growing along the front elevation, perfectly framing the neo-classical front door, the house is a study in the elegance and symmetry that is so enduringly popular with Georgian homes. The front door opens into a statement hallway where the detailed staircase rises elegantly to the first floor. Typical of the period, two equal sized and equally impressive reception rooms sit either side of the main entry hall. Both rooms feature tall sash windows to the east-facing front of the house, allowing the morning sun to fill the rooms with light and warmth while offering a stunning view of the picturesque grounds. Both reception rooms feature beautiful statement fireplaces. The current owners used one of these rooms as the formal dining room, and noted that the size of the room allowed them to host at least twenty of their friends and family for Christmas lunch, in addition to hosting other large family events, including a wedding, where the gardens were used for a wedding reception and the house itself hosted the wedding ceremony for up to eighty people. 'We even cooked the entire wedding breakfast right there in the kitchen,' added the current owners, stressing the enormous size and versatility of the property.

To the rear of the main hall is a cupboard area, perfect for storing coats and boots, and a WC, before another door opens into the large kitchen and breakfast room. The kitchen units were handmade to the current owners' specification and are topped with granite countertops, and included within the kitchen is space for a large American-style fridge freezer, a large range cooker, and an integrated dishwasher. The kitchen is designed to be right at home in a luxury property, with a Butler's sink and an island which the current owners felt was ideal for entertaining. 'The kitchen is a fantastic room,' noted the owners, 'it is the real hub of the house: we had a breakfast table in the kitchen area and it's open plan to the family room so the children could be in there while we were in the kitchen; it just worked.' They added that the large utility room was extremely useful, and the property's second entrance (and the one used most often by the family on a day-to-day basis), opens directly into the kitchen. As mentioned, there is another large room to the rear of the kitchen, which could be utilised as a dining room or as a family room. With French doors that open out onto the south-facing patio area, this room is bright and welcoming, and with a fireplace in the room, it makes a cosy snug on cold, winter days.



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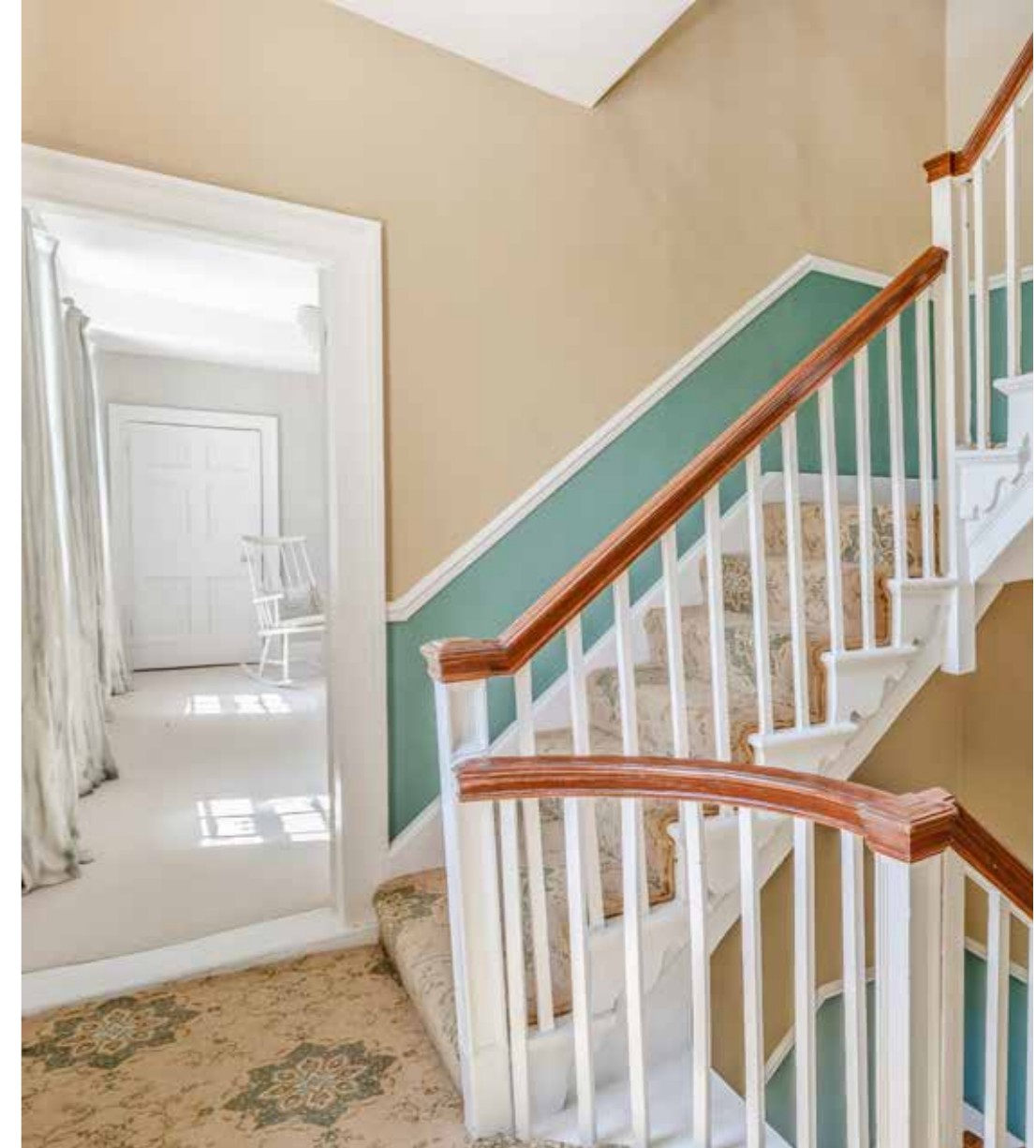






Three exceptionally large bedrooms are found on the first floor, each with the benefit of their own bathrooms. The two large rooms to the front of the property mimic the ground floor reception rooms in terms of size and elegance, and each of these rooms enjoys a private and modern en-suite shower room, together with built-in wardrobe storage. The third bedroom is slightly smaller but it enjoys a walk-in dressing room and the sole use of an exceptionally luxurious and large bathroom that includes a stand-alone roll-top bath and huge walk-in shower, making this a truly wonderful place to start (or end) the day. Two further large bedrooms are found on the second floor, both sharing the use of yet another modern shower room.









The house sits on a generous plot that is completely enclosed and tucked far back from the road, giving the impression that the property sits in its own little magic garden, one that is truly capable of transporting you into the open countryside or even back in time. To the front of the house is a large garden that is mostly laid to lawn with a formal area which is bordered by vines, trees and archways, and which features a centrepiece in the middle, evoking the formal gardens which are often found at grand historic properties. The long shingle drive then runs to the side of the house, where there is parking for several cars and an outbuilding which currently offers two covered parking spaces and a storage unit. The current owners noted that the outbuilding does have a power connection and could, subject to any necessary consent, be converted for a range of uses, such as a home office, gym or studio, or possibly into an annex for additional living space. To the rear of the property is a second south-facing garden which is bordered by mature trees that offer a true sense of seclusion and privacy. 'The back garden gets the sun all day long and into the evening, and there's an enormous patio which has been great for entertaining,' said the current owners.



# LOCATION

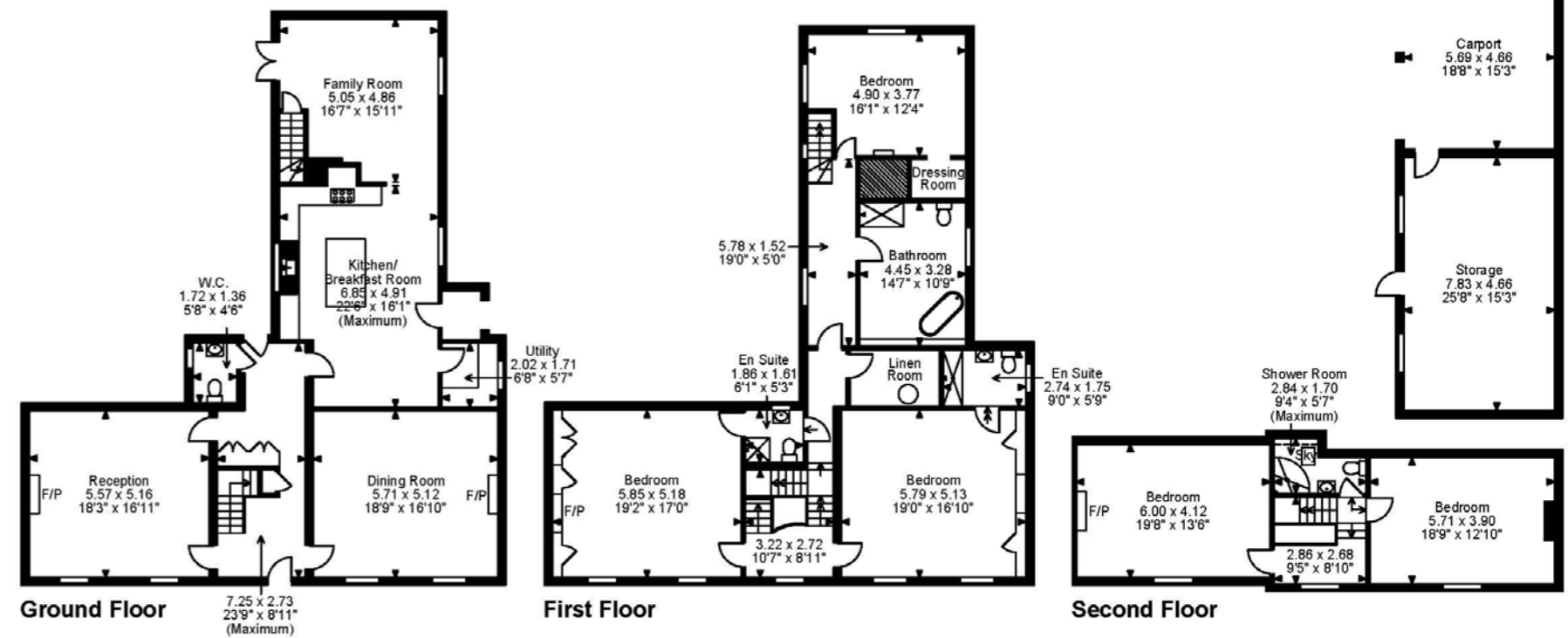
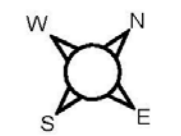
Though the house is truly stunning, its location deserves equal admiration. Nestled into a private plot that sits centrally in the picturesque town of St Ives, the house is completely hidden yet is still within walking distance to nearly all of the town's most sought-after amenities. 'You're in a town, but not in a town, as it were: you feel like you're in the countryside, but you're not,' state the current owners, who note that though they had been living in St Ives for more than a decade before purchasing this property, they never knew that it was there until they viewed it the first time. 'We bought the house because it gave us this feeling of being in a big country estate house, but it was right in the middle of the town we wanted to be in. There's nothing else like it in St Ives.' The owners noted that the property's central location allowed their children to walk to all the local schools, as well as to the local doctor's surgery, football club, leisure centre, and more. 'St Ives is a bustling market town that has everything you need: plenty of pubs, a Waitrose, and great transport links.' The owners also add that there is a dedicated fast-track bus service that will take you from the property directly into the centre of Cambridge. Because the service runs along a former railway that connects the two locations, it avoids typical traffic congestion and provides a regular, direct and punctual route into the city with a commute from the property of about 35 minutes.

In addition to the pubs, shops and schools, St Ives offers so much for those seeking a leisurely quality of life. Within about a twenty minute 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. 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 regularly recognized as one of the highest-achieving independent schools in the country, and is only half an hours' drive from the property. This area of Cambridgeshire enjoys a great road and rail network that offers an easy commute into central London as well as ready access to the Midlands.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-28)	G		
Not energy efficient - higher running costs			
England & Wales		70	80
EU Directive 2002/91/EC			
www.epc4u.com			

**Approximate Gross Internal Area**  
**Main House = 3623 Sq Ft/337 Sq M**  
**Carport/Storage = 691 Sq Ft/64 Sq M**  
**Total = 4314 Sq Ft/401 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐☐ Denotes restricted head height  
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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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# EXQUISITE HOME

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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