



THE BROADWAY, ST IVES, CAMBS, PE27 5BX

- Guided Bus Route - approx. 0.1 miles
- Huntingdon Railway Station - approx. 6 miles
- Westfield Junior School - approx. 0.4 miles
- Eastfield Infant & Nursery School - approx. 0.4 miles

Grade II listed property • 18th century town • Central location • Beautifully decorated • Off-street parking

DESCRIPTION

Fellmonger House is a beautifully updated 18th-century Grade II listed home in the heart of St Ives. This exceptional property features stunning river views, as well as a private mooring, all just steps from the historic town centre.

Upon entrance, you are welcomed by an original front door leading into the entrance hall, flanked by two elegant reception rooms. The expansive sitting room features double-aspect views, French doors, and a cozy fireplace with an electric stove. The grand dining room also boasts a feature fireplace, perfect for entertaining. Both rooms flow into a bright breakfast area, which offers a unique fireplace and leads to the modern kitchen equipped with a plethora of storage, high-end appliances, sink, and a spacious walk-in pantry.

Double glass doors from the kitchen open to a versatile garage/garden room, which has been used as a double garage but is easily adaptable to be used as a garden room with bifold doors leading outside, taking advantage of the views over the south-west facing rear garden and river.

The first floor is accessible via two staircases, providing privacy for all four bedrooms. The impressive master suite features a fireplace, sash windows, a luxurious en-suite shower room with underfloor heating, and a separate dressing room.

CHARMING FOUR-BEDROOM CHARACTER PROPERTY CONVENIENTLY SITUATED IN AN 18TH CENTURY TOWN.



Bedroom two, currently used as an office, retains a charming Georgian fireplace and offers a lockable door to bedroom three. The second staircase leads to bedrooms three and four, along with a family bathroom. Subsequently, hidden behind a cupboard door, stairs lead to a spacious attic room, perfect for further development with ample room for another two bedrooms or huge principle suite (subject to planning permission).

OUTSIDE

The property includes large double gates allowing from The Broadway which is shared by the property next door. This in turn leads to a cobbled courtyard with off-road parking and a south-west facing garden. A patio area accessible from the sitting room and kitchen enhances outdoor living, while the lawn offers serene views over the river and Hemingford Meadow, with steps leading down to the private mooring.

LOCATION

Nestled in the heart of the historic market town of St Ives, this property enjoys a prime location surrounded by a rich tapestry of amenities. Residents can easily explore charming shops, cafes, and local markets, all just a short stroll away. Conveniently, the Guided Busway to Cambridge is within walking distance, providing swift access to the city. For those who prefer to drive, the property boasts excellent road connections to the A14, a key route linking Cambridge, Huntingdon, the M11, M1, A1, and the east coast ports. Additionally, the vibrant town of Huntingdon is only 6 miles away, featuring a mainline train station that offers frequent services to Kings Cross and St Pancras, reaching these iconic destinations in under an hour. This location perfectly balances historic charm with modern convenience.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains' services connected

Local Authority: Huntingdonshire District Council

Viewings: Strictly by appointment with the Selling Agents,
Carter Jonas 01223 403330



The Broadway

Approximate Gross Internal Area = 3286 sq ft / 305.3 sq m
(Including Garage)



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.