



Greenfields, Earith  
£325,000



## Greenfields

Earith, Huntingdon

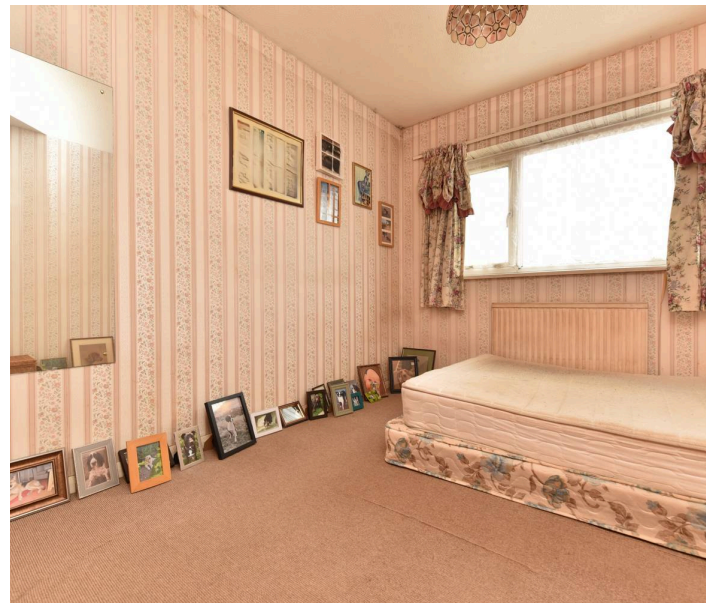
- Detached House
- Four Bedrooms
- Driveway Parking
- Single Garage
- Large Plot
- Enclosed Rear Garden
- In Need of Modernisation
- Perfect for First Time Buyers or Investors
- Cul-de-sac Location
- Village Location



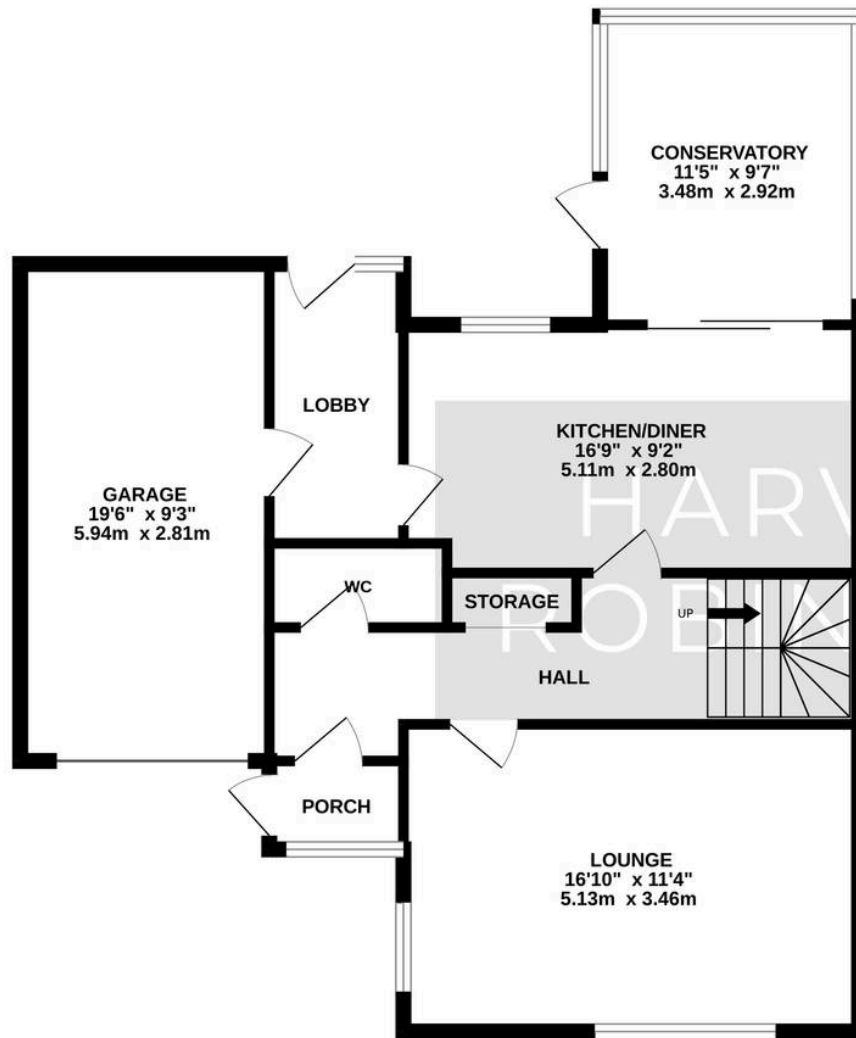


## PROPERTY SUMMARY

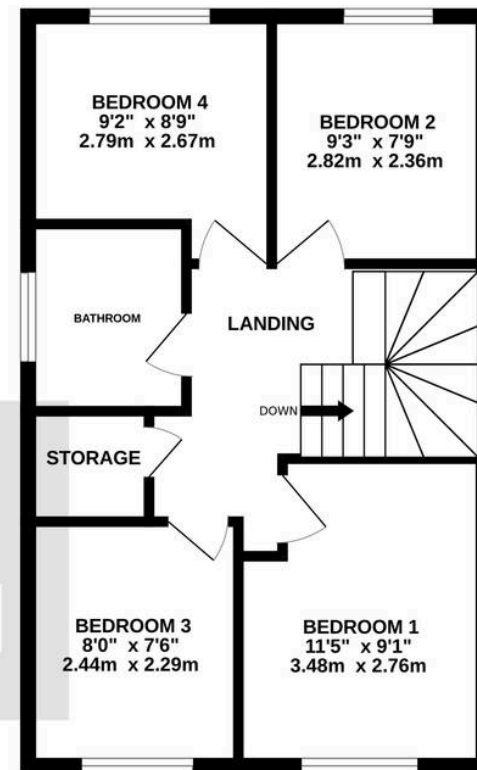
Harvey Robinson Estate Agents in St Ives are pleased to bring to the market this four-bedroom detached home. Nestled in a quiet cul-de-sac in the heart of a sought-after village, this spacious home presents an excellent opportunity for first time buyers or investors. The property is positioned on a generous plot and offers versatile accommodation throughout, comprising a welcoming entrance hall, a bright and airy living room and a well-proportioned kitchen/diner (requiring modernisation, allowing buyers to add their own style). Upstairs, there are four good-sized bedrooms and a family bathroom, providing ample space for families or those seeking flexible living arrangements. The property benefits from driveway parking for multiple vehicles and a single garage, ideal for secure parking or additional storage. The outside space is a true highlight, featuring a large, enclosed rear garden that is mainly laid to lawn, offering privacy and plenty of room for children to play or for entertaining guests. The garden provides a blank canvas for keen gardeners or those wishing to create their own outdoor retreat. To the front, the property enjoys an attractive outlook with a well-maintained frontage and driveway, as well as side access to the rear garden. The village location offers a peaceful setting while remaining within easy reach of local amenities, schools, and transport links. This property represents a rare chance to acquire a substantial family home with significant potential in a desirable location. Early viewing is highly recommended to appreciate the size of the plot and the opportunities this home presents.



GROUND FLOOR  
825 sq.ft. (76.7 sq.m.) approx.

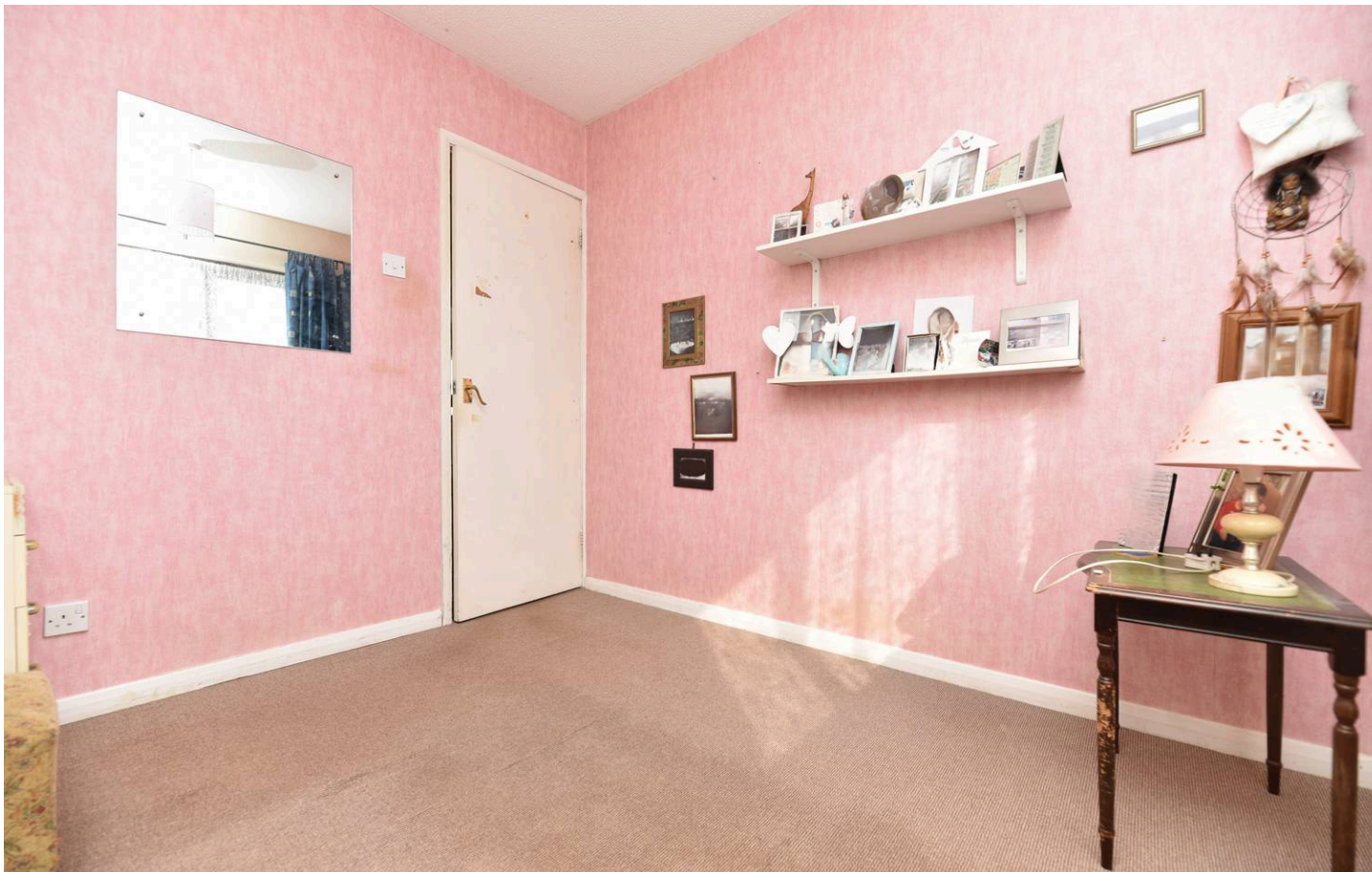


1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.0 sq.m.) approx.

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## FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3QZ

What3Words Location: ///slot.nicer.bubbles

Seller's Onward Movements: No Forward Chain

EPC Rating: TBD

Council Tax Band: D

Age Of Property: 1960-1970

Boiler Age: 6 Years

Serviced: July 2025

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Primary School Catchment: Earith Primary

Secondary School Catchment: Ramsey Abbey College

Rear Garden Aspect: South

Loft: Boarded

## GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only. Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

For independent whole of market mortgage advice please call the team to book your appointment.

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British Property Awards 2023 & 2024 - Gold Winner

British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating



## LOCATION AND AMENITIES

Earith, a historic village due to its proximity to the river Great Ouse, can be found just five miles from St. Ives town centre and therefore offers quiet family living just a stones' throw from a town offering shops and amenities. The village itself offers a post office/shop, a takeaway, a popular Crossfit gym, allotments, and a Taproom hosted by Papworth Brewery which serves woodfired pizza and regularly hosts events. There is also the riverside Crown pub, which is often frequented by those in the village. There is also a preschool and a primary school in the village, with the nearest secondary school being located in Ramsey or Swavesey. There are excellent countryside walks within the village, making the location perfect for dog walkers, young families, or ramblers, while the RSPB wetland nature reserve - one of the largest in the UK - offers stunning countryside walks. For those that prefer life near the water, Hermitage Marina is just a short distance away from the property and is home to many leisure boats, and the river offers additional amenities via motor boating, a rowing club, kayaking, or paddleboarding, just to name a few. Earith offers great access to the guided bus in St Ives or Longstanton, which offers a direct route to Cambridge in just over half an hour, and train stations offering fast rail connections can be found in both Ely and Huntingdon, with Kings Cross just 50 minutes away by train. By car, Cambridge can also be accessed in just over half an hour, while the historic city of Ely is just 11 miles away and can be accessed in around 20 minutes. Nearby St. Ives has a huge amount to offer homebuyers and great local amenities.





## Harvey Robinson St Ives

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