



St. Marys, Earith

In Excess of £280,000



- End of Terrace House
- Extending Living Area
- Four Generous Bedrooms
- Garage Conversion
- Driveway Parking
- Enclosed Rear Garden
- Sought After Village Location
- Quiet Cul-de-Sac
- Perfect for First Time Buyers and Families
- Viewing Highly Recommended

FAQ'S

Tenure: Freehold

Post Code for SatNav: PE28 3QU

What3Words Location: ///voters.grove.chairs

EPC Rating: E

Council Tax Band: B

Current Owner Purchased Property: 2019

Seller's Onward Movements: Relocating

Rear Garden Boundaries: Left

Rear Garden Aspect: South

Water Meter: Yes

Boiler Installed: 6 Years Old

Warranty Remaining: 4 Years

Loft: Partially Boarded

School Catchment Areas: Earith Primary and Ramsey Village College



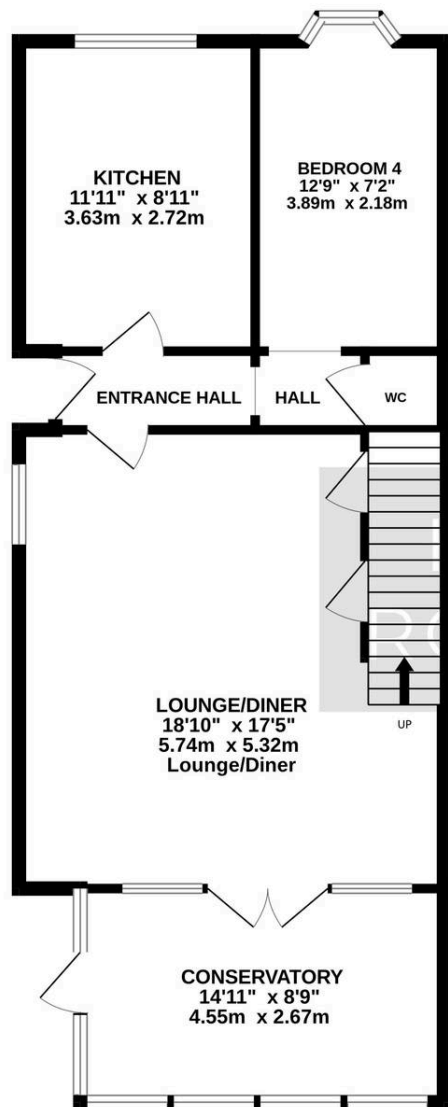
PROPERTY SUMMARY

Harvey Robinson are delighted to present to the market this impressive four bedroom end of terrace house which offers spacious and versatile accommodation, perfectly suited for first time buyers and growing families. Situated in a quiet cul-de-sac within a sought after village location, the property enjoys a peaceful setting while remaining close to local amenities. The extended living area creates a welcoming and flexible space for both relaxing and entertaining. Three generous bedrooms provide ample room for family life or home working, while the converted garage offers additional living space that can be adapted to suit your needs (ideal for a playroom, home office or guest suite). Tastefully decorated throughout, the property is ready to move into. Driveway parking to the front ensures convenience for multiple vehicles, making daily life that bit easier.

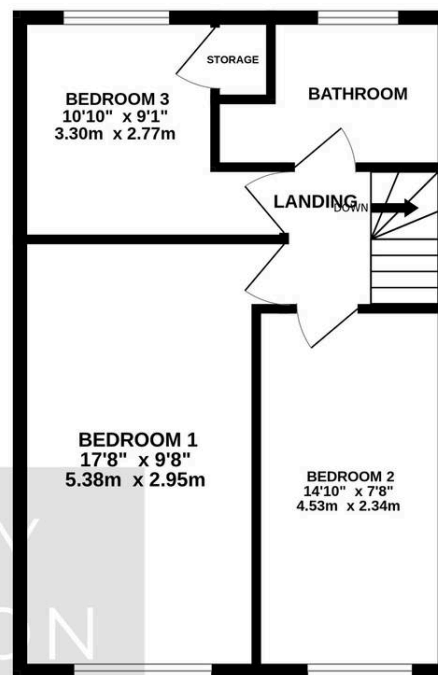
To the rear, the enclosed garden offers a private and secure space for children to play or for hosting summer gatherings with friends and family. The end of terrace position allows for side access to the garden, enhancing practicality for families with pets or those who enjoy gardening. With its blend of comfortable indoor living and appealing outdoor space, this property truly offers the best of village life. Viewing is highly recommended to fully appreciate all that this wonderful home has to offer.



GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.8 sq.m.) approx.

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LOCATION SUMMARY

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, a barber, a takeaway, and 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 paddle-boarding, 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. In St. Ives, you will find plenty of shops and great restaurants in the area, as well as some local supermarkets.





Harvey Robinson St Ives

Harvey Robinson Estate Agents, 9 White Hart Court - PE27 5EA

01480 45 40 40

stives@harveyrobinson.co.uk

www.harveyrobinson.co.uk/

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