



90c High Street, Earith

In Excess of £350,000



HARVEY
ROBINSON

- Three Double Bedrooms
- Study and Playroom
- Rear Facing Lounge and Kitchen Diner
- Utility Room and Downstairs Cloakroom
- En Suite to Master Bedroom
- Single Garage
- Converted Loft Space
- Carport and Off-Road Parking
- Village Locations
- Viewing Essential

FAQ'S

Tenure: Freehold

Postcode for SatNav: PE28 3PN

What3Words Location: open.commander.drilled

Property Built: 2002

Seller Owned: 8 Years

EPC Rating: C

Council Tax Band: D

Primary School Catchment: Earith Primary School

Secondary School Catchment: Ramsey Abbey

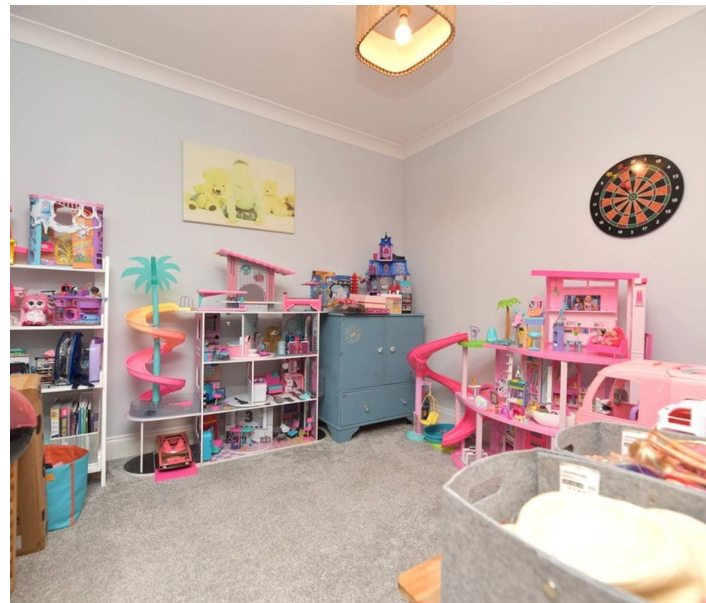
Rear Garden Aspect: South

Sellers Onward: Upsizing

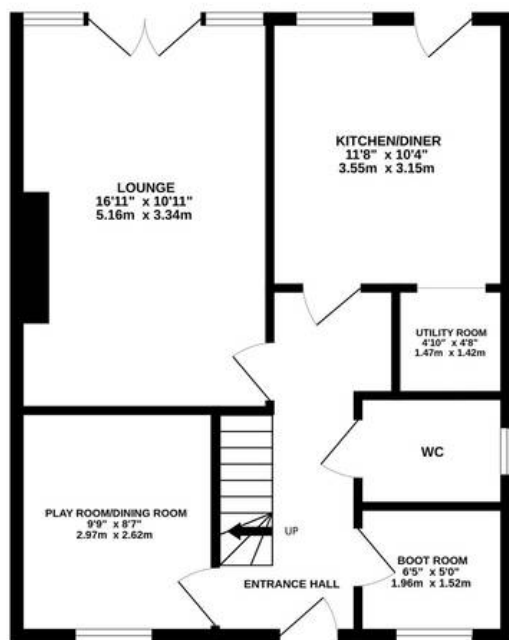


PROPERTY SUMMARY

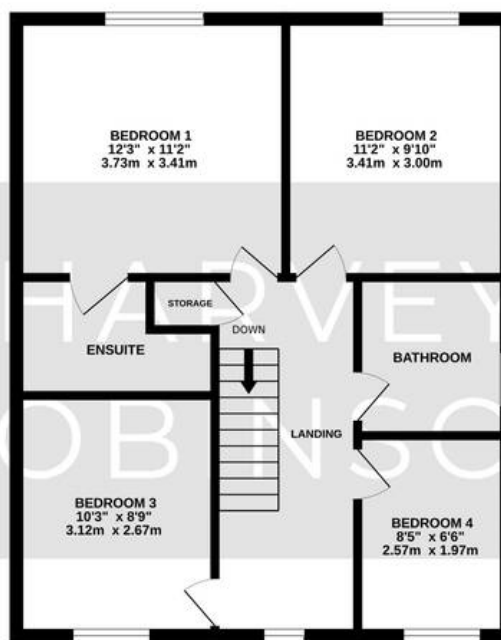
Situated in the heart of a sought-after village location, this impressive and versatile property offers spacious accommodation ideal for modern family living. The home features three generously sized double bedrooms, providing ample space for both relaxation and restful nights. The master bedroom benefits from a stylish en suite bathroom, adding an extra touch of comfort and privacy. For those working from home or seeking a quiet space for study, a dedicated study room is thoughtfully included, ensuring productivity and focus. The living room presents a warm and inviting atmosphere, perfect for unwinding after a long day, while the separate playroom offers a flexible area that can easily adapt to your family's needs, whether as a play space, media room, or additional lounge. The well-appointed kitchen and dining area is designed for both every-day meals and entertaining guests, featuring modern fittings and plenty of room for a dining table, in addition to the handy and practical utility room. Additional features include a garage and carport, providing secure parking options and extra storage solutions for vehicles, bicycles, or outdoor equipment. The property's layout has been carefully considered to offer both comfort and functionality, making it a superb choice for families or professionals seeking a versatile home in a peaceful village setting with easy access to local amenities and transport links. With its blend of generous living spaces, thoughtful design, and desirable location, this property truly stands out as a remarkable opportunity. Early viewing is essential to fully appreciate all that this delightful home has to offer.



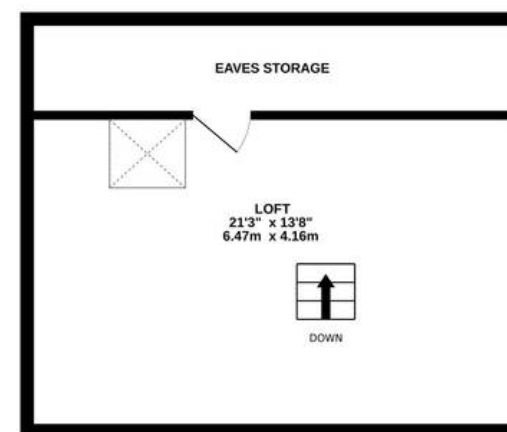
GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.6 sq.m.) approx.



LOFT
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 sq.m.) approx.
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LOCATION AND AMENITIES

Earith, a historical village mostly in part 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 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. In St. Ives, you will find plenty of shops and great restaurants in the area, as well as some local supermarkets.



GENERAL

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Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers.

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4.9 Star Google Review Rating

HARVEY
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