



HARVEY ROBINSON

£650,000

Needingworth Road

St Ives, PE27 5JY

- Impressive Period Residence
- Arranged Over Three Floors
- Four Double Bedrooms
- Open Plan Kitchen Diner

- Two Further Reception Rooms
- Downstairs Cloakroom
- Feature Fireplaces Throughout
- Generous and Private Rear Garden



PROPERTY SUMMARY

'The Collection' by Harvey Robinson Estate Agents are thrilled to bring to market this rarely available Edwardian residence in the centre of St Ives. Constructed by a local builder Frederick Giddings circa 1901 - 1907 this property is the perfect example of Edwardian splendour. Owned by the same family for almost a century the property retains much of its original character and charm and is bursting with original features throughout. Arranged over three floors, the property is accessed via a central hallway with ornate cornicing and stained glass, leaded front door. The lounge can be found to the front with a generous bay window with sash windows and a feature green tiled fireplace that sits centrally. There is a separate dining room behind with panelled, built in storage and French doors providing access to the rear garden. The ground floor is completed with an extended kitchen dining room with integrated larder and a downstairs W/C as well as ample in-built storage. The first floor houses most of the bedrooms with the master to be found at the front of the property. This room spans the entire width of the property and is flooded with light from two separate sash windows and also benefits from an original fireplace. Also found on this floor are bedrooms three and four and the family bathroom which has been refitted in a modern three piece suite. On the second floor, an impressive second bedroom can be found with a magnificent crescent window overlooking the side of the property as well as a landing space perfect for a window seat or reading nook. Outside, the property benefits from a generous rear garden which is mainly laid to lawn and houses an outside coal shed and outside toilet. The front garden is mainly hard landscaped with mature shrubs surrounding this space, which (STPP) would make space for off road parking. Offered for sale with no forward, this rare example of Edwardian opulence must be viewed to be appreciated. Viewings are by appointment only and can be organised by contacting our St Ives office..



LOCATION AND AMENITIES

St Ives is one of Cambridgeshire's best-loved towns. It has a huge amount to offer homebuyers, including a scenic riverside location, plenty of large family properties, and great local amenities, to name just a few. The centre of St Ives is within walking distance as well as the nearest guided bus stop. In St Ives you will find plenty of shops along with some great independent stores and cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. Within half a mile in the opposite direction of town you will find a Morrisons & Aldi supermarket along with various other restaurants.

One of St Ives' biggest draws is its proximity to Cambridge, the A1307 is just two miles from the property and provides easy access into the centre of Cambridge in approximately 20 minutes, in addition the St. Ives Park & Ride terminal is only a five-minute drive away. The nearest station is at Huntingdon, which is just a ten-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour. A popular primary school can also be found within a few minutes' walk of the property.





FAQ'S

Tenure: Freehold

Post Code for SatNav: PE27 5JY

What3Words Location: delighted.mocked.presented

Council Tax Band: E

EPC Rating: E

Primary School Catchment: Westfield Primary School

Secondary School Catchment: St Ivo Secondary School

Rear Garden Aspect: East

Seller's Onward Movements: No Forward Chain (Probate)



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.

View all our properties at [harveyrobinson.co.uk](https://www.harveyrobinson.co.uk)

Rated Exceptional in Best Estate Agent Guide 2023 & 2024

British Property Awards 2023 & 2024 – Gold Winner

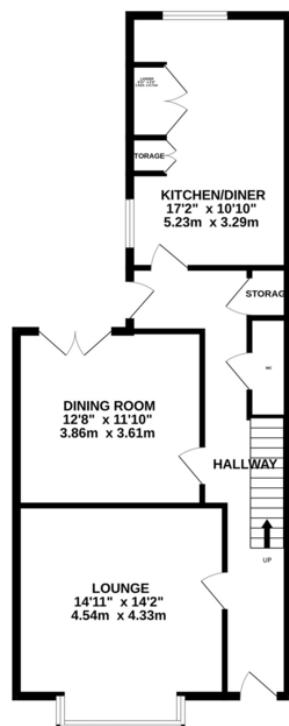
British Property Awards 2024- Silver Winner for the East of England

4.9 Star Google Review Rating

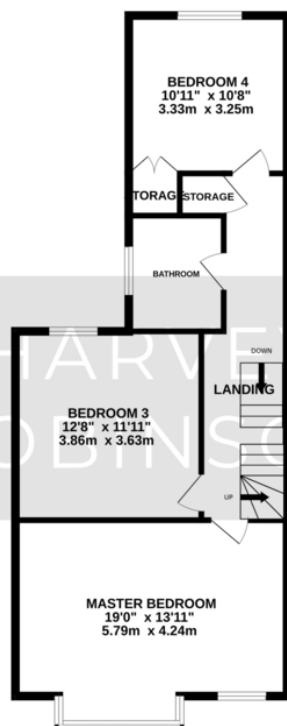




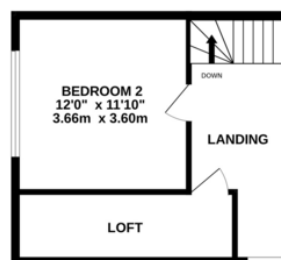
GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



2ND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1723 sq.ft. (160.1 sq.m.) approx.
Made with MetroPix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

OFFICE ADDRESS

91 High Street, Huntingdon,
Cambridgeshire, PE29 3DP

CONTACT

01767 660770
thecollection@harveyrobinson.co.uk
www.harveyrobinson.co.uk