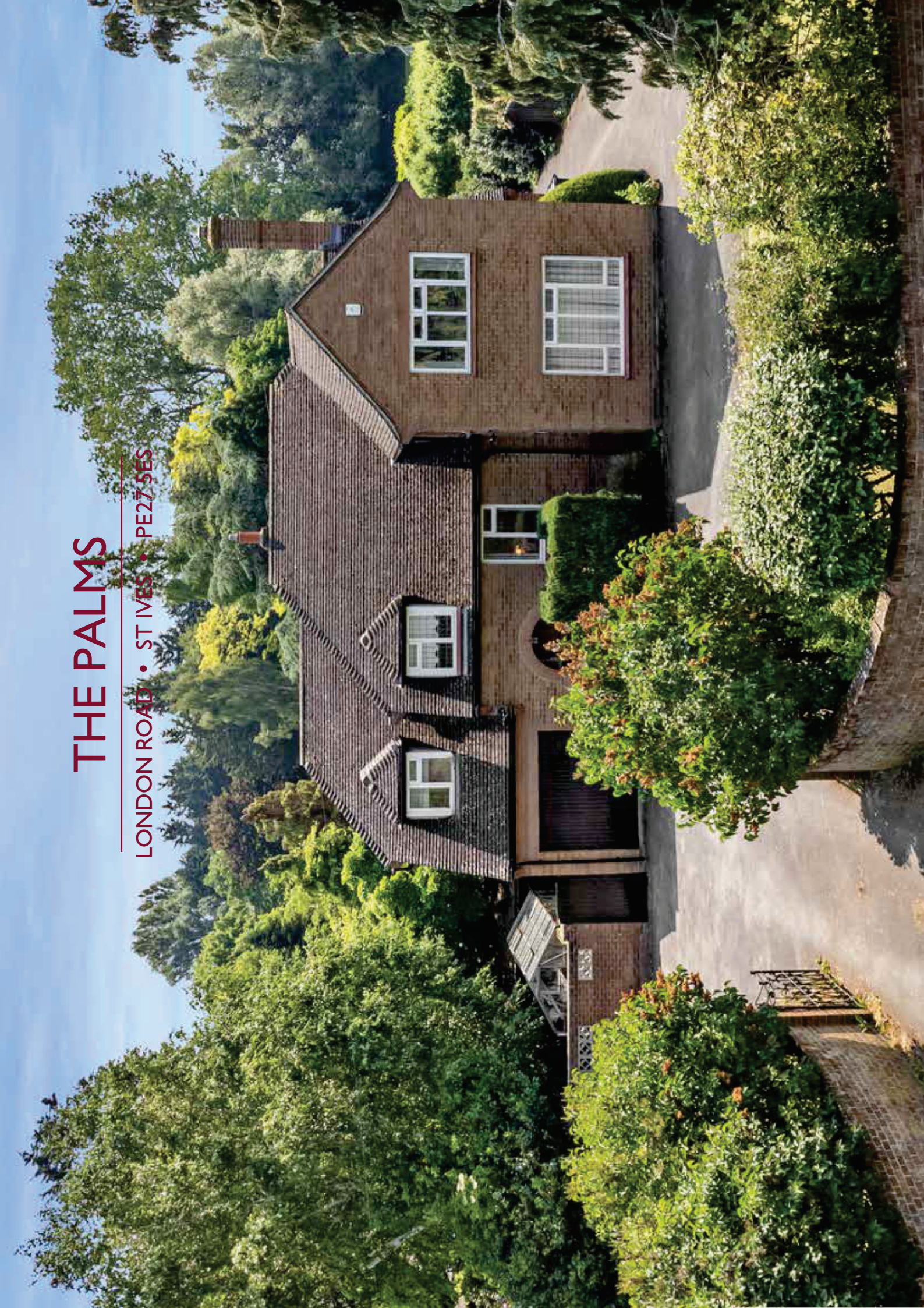


THE PALMS

LONDON ROAD • ST IVES • PE27 5ES





THE PALMS

LONDON ROAD • ST IVES • PE27 5ES

- Unique And Rarely Available Property
- Set In Grounds Of Approximately Two Acres (stms)
- Four Bedrooms
- Three Reception Rooms
- Garaging And Ample Parking Provision
- Walking Distance Of Town Centre
- Excellent Transport Links
- Fantastic Development Opportunity (stpp)

The Palms is an attractive detached property set in grounds approaching two acres (stms) built in the early 1960's by a local builder making a fantastic family home. Located on one of St Ives most prestigious roads just a few minutes stroll from the town centre and overlooking a meadow opposite. The property starts with a spacious reception hall leading to the living room, dining room and kitchen/breakfast room which overlook the stunning gardens. To the ground floor there is also a study, garden room and utility room.

To the first floor all four bedrooms offer a scenic outlook and are serviced by a shower room and family bathroom.

Outside the property is approached via twin gates that open to the driveway providing ample parking leading to the garage and outbuildings. The stunning and substantial gardens are mostly laid to lawn with beautiful mature trees and a former secret rose garden.

Viewing is highly advised and by appointment only.



Peter & Lane
PARTNERS
EST 1990
Town & Country

Guide Price £1,300,000

Huntingdon branch: 01480 414800

www.peterlane.co.uk Web office open all day every day



STORM PORCH OVER

Solid timber door with outside lighting to

RECEPTION HALL

13' 8" x 7' 2" maximum (4.17m x 2.18m)

Stairs to first floor, coving to ceiling, radiator, cloaks cupboard.

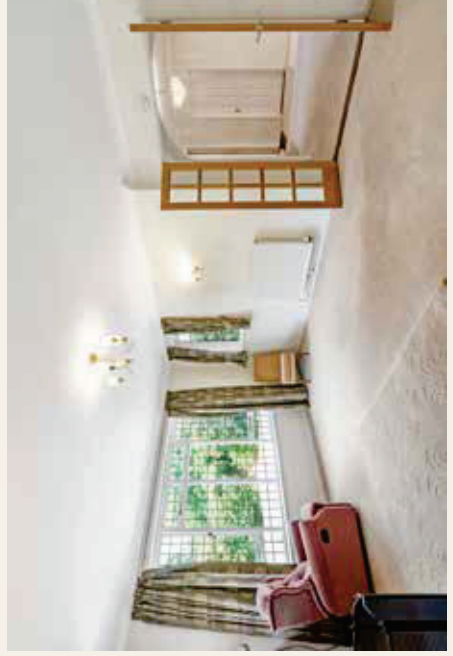
CLOAKROOM

Leaded light glazed window to front aspect, fitted in a white two piece suite comprising low level WC, wash hand basin, complementing tiling, radiator, tiled flooring, coving to ceiling.

LIVING ROOM

15' 7" x 13' 4" (4.75m x 4.06m)

A triple aspect room with leaded light glazed windows to front and both side aspects, central feature stone fireplace with inset coal effect gas fire, two recessed display cabinets, radiator, three wall light points.



DINING ROOM

17' 4" x 10' 9" (5.28m x 3.28m)

Coving to ceiling, a double aspect room with window to side and two windows to rear aspect, French doors to patio area, radiator.

STUDY

9' 9" x 9' 0" (2.97m x 2.74m)

Coving to ceiling, radiator, window to rear aspect, door to Single Garage.

KITCHEN/BREAKFAST ROOM

15' 9" x 10' 8" (4.80m x 3.25m)

Window to rear aspect, fitted in a range of base and wall mounted units with complementing work surfaces and tiling, twin stainless steel sink unit with single drainer and mixer tap, drinking water tap, breakfast bar, integrated dishwasher, Aga, coving to ceiling, tiled flooring, storage cupboard housing central heating boiler.

WALK IN PANTRY

10' 7" x 4' 8" (3.23m x 1.42m)

Windows to front and rear aspects, shelving.

GARDEN ROOM

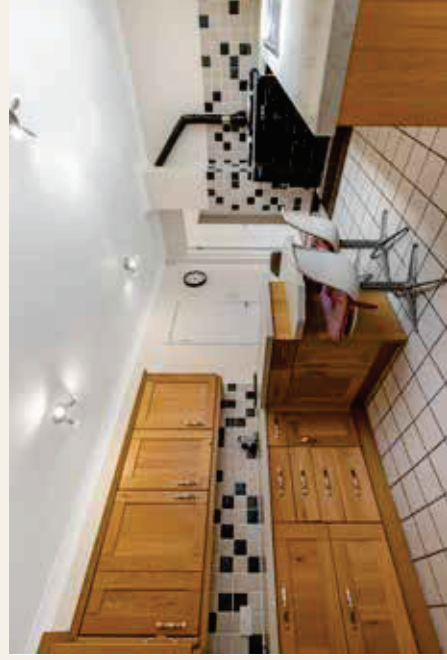
14' 6" x 5' 9" (4.42m x 1.75m)

Two double glazed windows to rear aspect and French doors to patio area, tiled flooring.

UTILITY ROOM

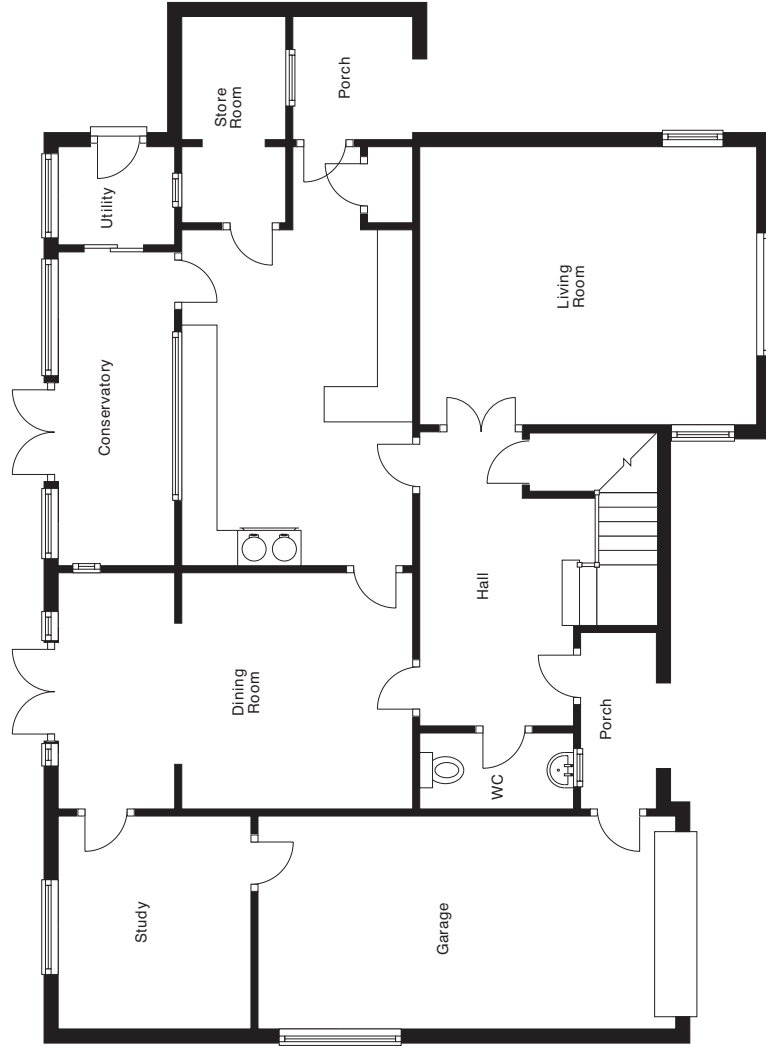
6' 0" x 5' 7" (1.83m x 1.70m)

Double glazed window to rear, UPVC and double glazed door to side aspect, complementing work surfaces, space and plumbing for washing machine, space for tumble dryer, tiled flooring.



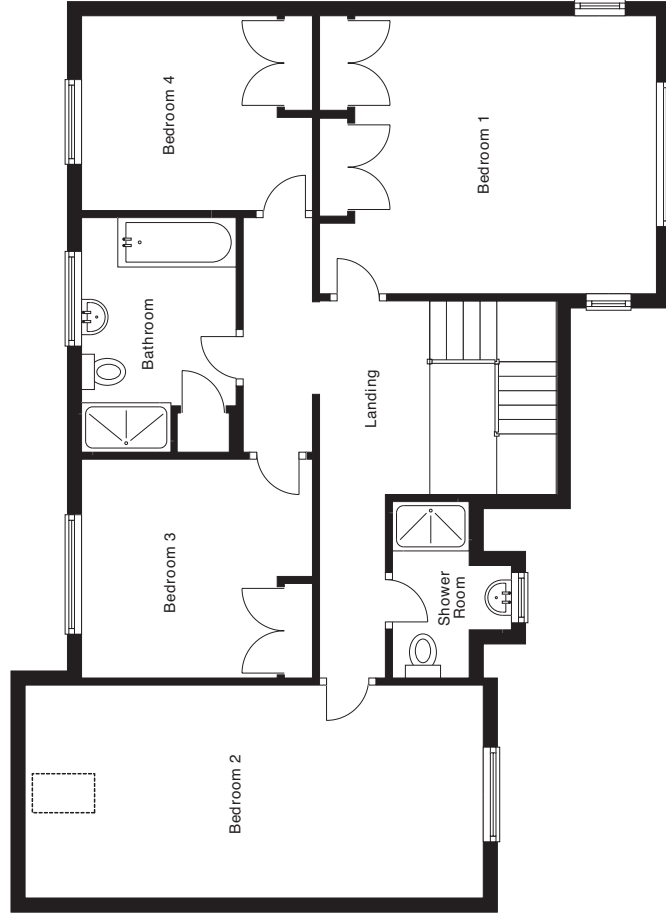
Ground Floor

Approx. 118.6 sq. metres (1277.0 sq. feet)



First Floor

Approx. 86.3 sq. metres (923.4 sq. feet)



FIRST FLOOR LANDING

Access to loft space, radiator.

BEDROOM 1

14' 2" x 13' 5" (4.32m x 4.09m)

A triple aspect room with leaded light windows to front and both side elevations, radiator, dresser, drawer units, two double built in wardrobes with hanging, shelving and storage above, coving to ceiling, wall light points.

BEDROOM 2

11' 6" x 10' 9" (3.51m x 3.28m)

Window to rear aspect, coving to ceiling, double built in wardrobe with hanging, shelving and storage over, radiator.

BEDROOM 3

21' 3" x 9' 7" (6.48m x 2.92m)

A double aspect room with leaded light window to front aspect and sky light window to rear aspect, coving to ceiling, radiator, eaves wardrobe space and shelving, sloping ceiling.

BEDROOM 4

9' 1" x 9' 1" (2.77m x 2.77m)

Window to rear aspect, coving to ceiling, double built in wardrobe with hanging, shelving and storage over, radiator.

FAMILY BATHROOM

Window to rear aspect, fitted in a four piece suite comprising low level WC, vanity wash hand basin, panel bath, double shower cubicle, complementing tiling, radiator, tiled flooring, airing cupboard, recessed down lighters.

SHOWER ROOM

Leaded light glazed window to front aspect, fitted in a modern white three piece suite comprising low level WC, vanity wash hand basin, shower enclosure, complementing tiling, heated towel rail, tiled flooring, recessed down lighters.

OUTSIDE FRONT

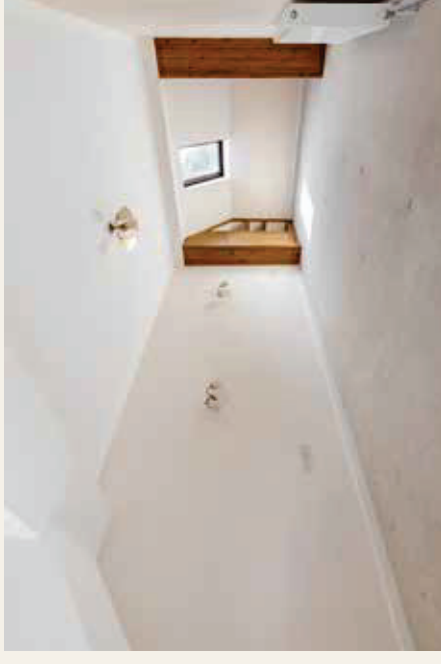
There are twin wrought iron gates opening to the driveway providing off road parking for numerous vehicles leading to the **Integral Garage** with timber bi-fold doors, personal window and door to side aspect, power, lighting, fuse box and master switch, personal door through to **Study**. The driveway leads to two **Outbuildings** the first measuring 26' 5" x 8' 9" (8.05m x 2.67m) with electric roller shutter door to the front, up and over door to the rear, power and lighting. The second **Store/Shed** measuring 12' 8" x 7' 8" (3.86m x 2.34m) with double doors, power and lighting. There is also a **Covered Log Store/Storage Area**. The front garden is laid to lawn with mature shrubs, trees and planting enclosed by a combination of panel fencing, brick walling and mature borders.

OUTSIDE REAR

Side gated access to either side of the property leads to the rear garden with patio area, outside tap and lighting, garden shed, greenhouse, raised planter and pond. The rear garden is laid to lawn with a variety of mature trees, planting, hedging, specimen shrubs, rose bushes and compost heap. The plot measures approximately two acres in total (stms).

TENURE

Freehold
Council Tax Band - F





Peter Lane & PARTNERS
EST 1990
Town & Country

move with us
Property, properly.

naea | **propertymark**
PROTECTED

Zoopla

 PrimeLocation.com

rightmove 

 The Property Ombudsman

 MAYFAIR OFFICES . CO . UK

Huntingdon
60 High Street
Huntingdon
Tel : 01 480 41 4800

St Neots
32 Market Square
St Neots
Tel : 01 480 406400

Kimbolton
6 High Street
Kimbolton
Tel : 01 480 860400

Mayfair Office
Cashel House
15 Thayer St, London
Tel : 0870 112 7099

Peter Lane and Partners for themselves as agents for the vendors or lessors of this property give notice that these particulars are produced in good faith, and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane and Partners or any employee thereof do not have the authority to make or give any warranty, guarantee or representation what so ever in relation to this property.