



4, Free Church Passage, St. Ives  
PE27 5AY



**THOMASMORRIS**  
SALES & LETTINGS



Guide Price: £400,000

Freehold

Free Church Passage, St. Ives, PE27 5AY

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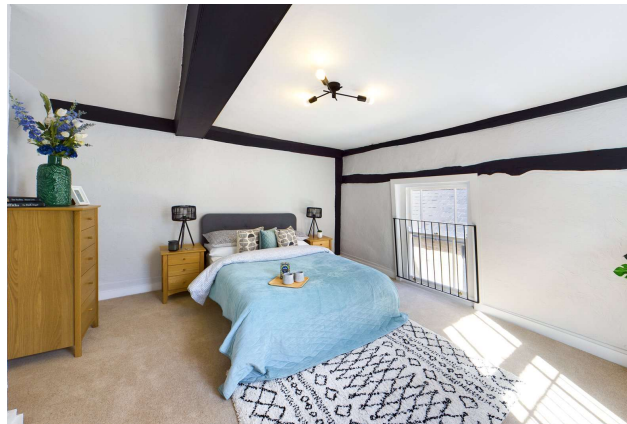
- Period Three Bedroom Cottage
  - Grade II Listed
  - Renovated Throughout
  - Stunning Kitchen/Dining Room
  - Lounge With Wood Burning Stove
  - Outside Bin/Bike Storage
  - Town Centre Location
  - Walking Distance to Guided Busway
  - No Forward Chain
  - Energy Rating Exempt
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A stunning Grade II listed three-bedroom period home situated in the centre of this popular market town, only a short walk to all amenities and beautiful walks down to the river.

Previously two medieval cottages the property is steeped in history and offers an abundance of character features. Cleverly re-modelled and renovated by the current owners the property offers bright and spacious accommodation throughout and comprises - Stunning kitchen/dining room with integrated 'Siemens' appliances and Quartz work surfaces, utility room with integrated fridge/freezer, space for washer/dryer, and houses 'I mister' and boiler. Lounge has cast-iron wood-burning stove.

The first floor offers principal bedroom with dressing/study area and shower room. The second floor provides two further double-bedrooms with built-in wardrobes and eaves storage. The property further benefits from outside space, ideal for bin/bike storage. Offered to the market with no forward chain.

Huntingdonshire District Council. Tax Band: C  
These details are subject to approval.



# Accommodation

**Kitchen/Dining Room** 11'3" x 11'1" (3.43m x 3.38m).

**Lounge** 13'10" x 12'5" (4.22m x 3.78m).

**Utility Room** 6'4" x 5'5" (1.93m x 1.65m).

**First Floor Landing**

**Dressing Area** 11'10" x 11'5" (3.6m x 3.48m).

**Bedroom 1** 14'1" x 12'8" (4.3m x 3.86m).

**Second Floor Landing**

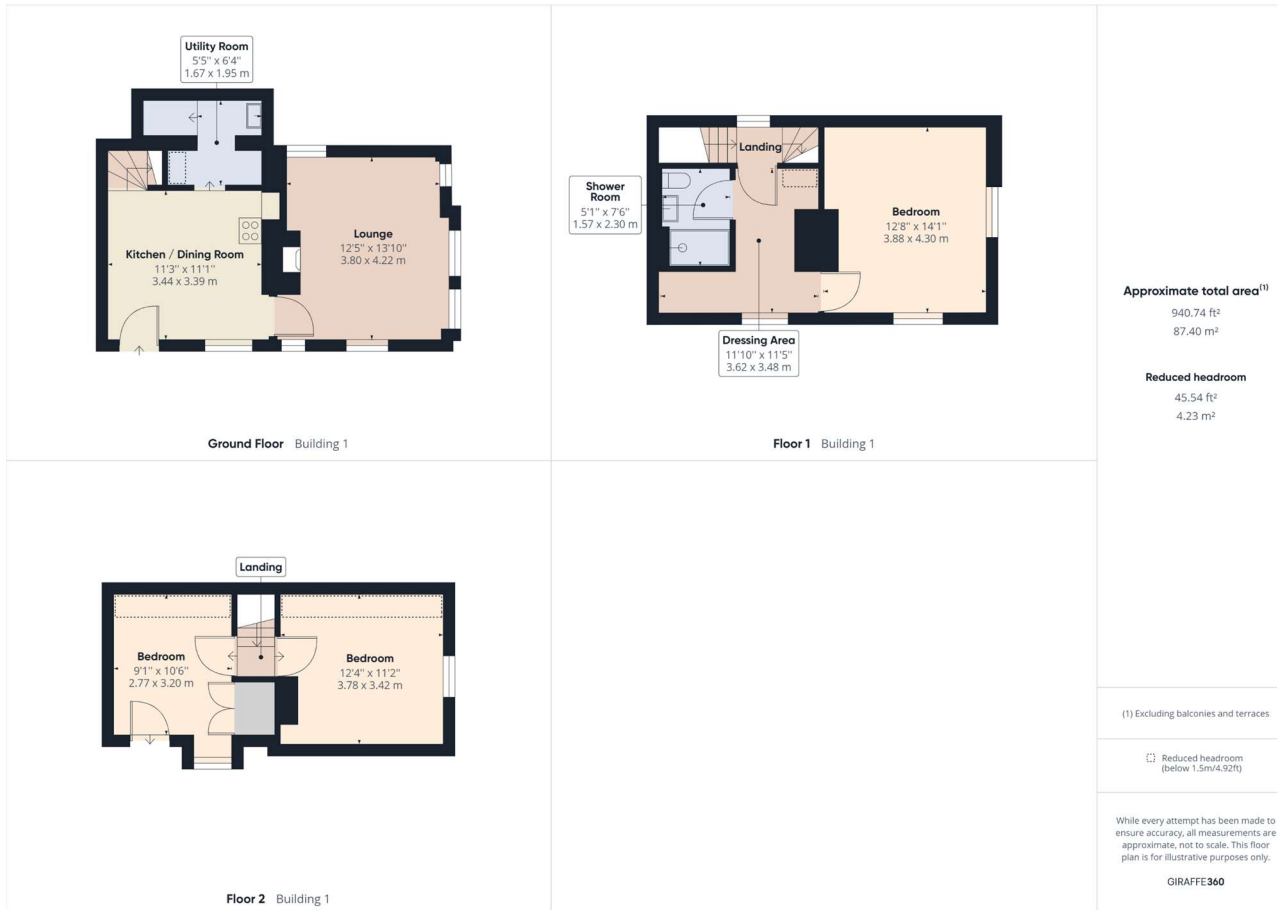
**Bedroom 2** 12'4" x 11'2" (3.76m x 3.4m).

**Bedroom 3** 10'6" x 9'1" (3.2m x 2.77m).





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24-26 Crown Street, St Ives, Cambridgeshire, PE27

5AB

T: 01480 468066

stivesenquiries@thomasmorris.co.uk

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