



The Palms  
London Road | St. Ives | Cambridgeshire | PE27 5ES



# THE PALMS











# KEY FEATURES

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Offering the best of both worlds, this home sits on 1.82 acres, opposite open fields while being a short walk to the town centre. Stepping inside, the entrance hall provides access to the main reception rooms and kitchen breakfast room. Double doors open onto a generous sitting room with a fireplace, while the dining room and sitting room open into the beautiful rear gardens. There is also a study, rear lobby and pantry. Upstairs, the four double bedrooms are well-served by a shower room and bathroom.

The plot is particularly special, measuring just over 1.8 acres with a selection of timber outbuildings. Sitting behind a brick wall, wrought iron gates open onto a large driveway which provides access to the garage. The rear gardens are mainly laid to lawn with numerous mature specimen trees and hedging. There is a lightly wooded area perfect for nature and children's adventures!

The location of this home is also noteworthy, being right on the edge of the sought-after village of Hemingford Grey and the historic market town of St. Ives. Extensive amenities including state and private schooling, shopping, and recreation are all within walking distance. The riverside town of St. Ives has a selection of well-regarded restaurants, bars, cafes, and independent shops. The guided busway provides regular services into Cambridge, ideal for commuting, while nearby Huntingdon train station offers regular services into the Capital. Major road links are also within easy reach.

















































#### Village information

St Ives is a charming little market town set on the banks of the River Great Ouse about 12 miles to the north-west of Cambridge. The main street and the old Quay, on the riverside, have many attractive buildings and there are several architecturally important buildings such as the Jacobean manor house, 15th century All Saints church and the six-arch Barnack stone bridge which incorporates a chapel, one of only four of its kind left in England. The market square has a good range of shops from national chains to small independent stores. The weekly markets are a great place to buy locally produced foods and there are several food and drink festivals and continental markets are held throughout the year. There are plenty of choices for the more active with a leisure centre, championship golf club and a plethora of sports clubs from bowls or boxing through to rugby and sailing.

#### Transport

St Ives lies a little to the north of the A14 with fast access into Cambridge and links into the M11 and M1 and the national road network. Access to Cambridge city centre is convenient with Madingley Road Park & Ride just a 25 minute drive away. The Guided Busway links St Ives directly with Cambridge Science Park on the outskirts of Cambridge and the city centre in one direction and out to Huntingdon in the other direction. Nearby Huntingdon has a railway station which offers fast train links into London King's Cross in about 50 minutes and train services to the North via Peterborough railway station.

#### Schools

St Ives has a secondary school, St Ivo Academy and three primary schools: Thorndown, Westfield and Wheatfields. Kimbolton School, a well-regarded independent school, is about 30 minutes' drive away and offers a dedicated bus service to St Ives. Cambridge also has a wide selection of highly sought-after independent primary and secondary schools including Kings College and The Perse.



# INFORMATION

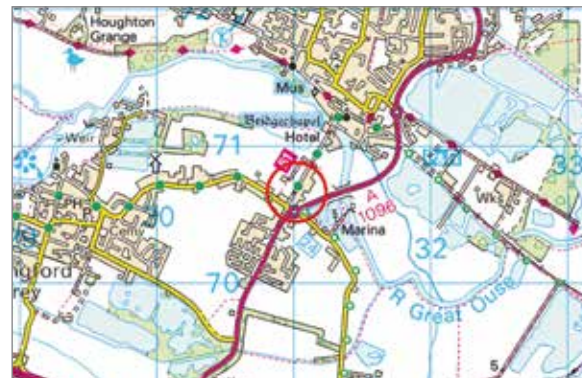
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- Four Double Bedrooms
- No Onward Chain
- 1.82 Acre Plot
- Walking Distance to Town Centre
- Excellent Access to Cambridge and London
- Opportunity to Improve

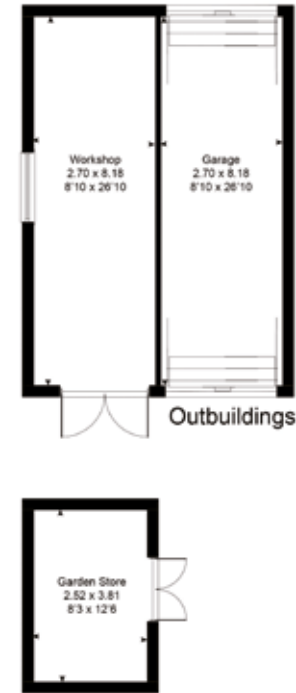
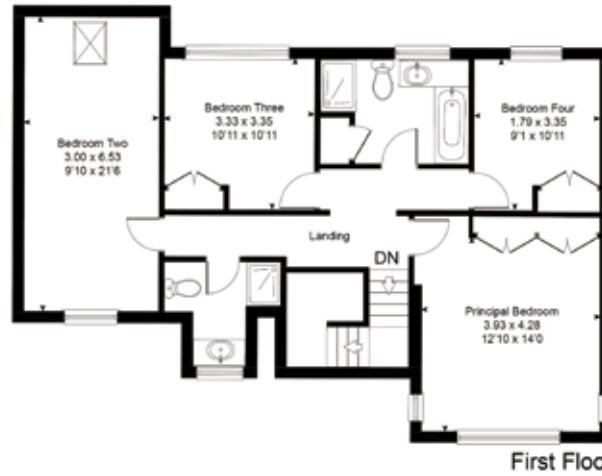
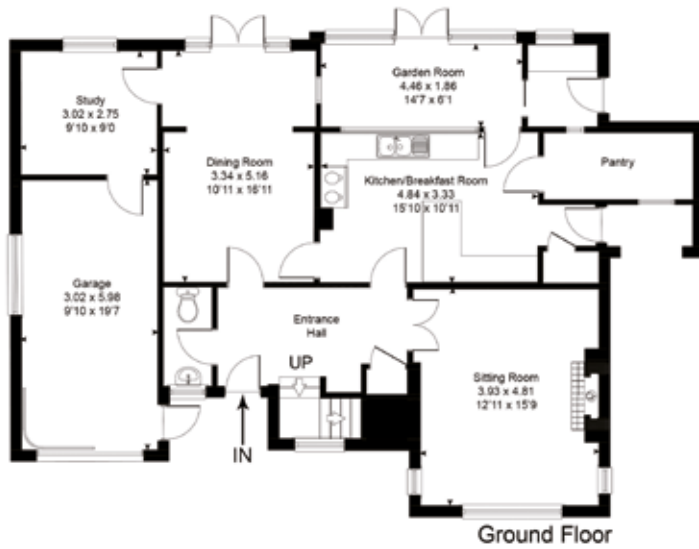
Tenure: Freehold  
Year Built: Early 1960s  
EPC: D  
Local Authority: Huntingdon District Council  
Council Tax Band: F

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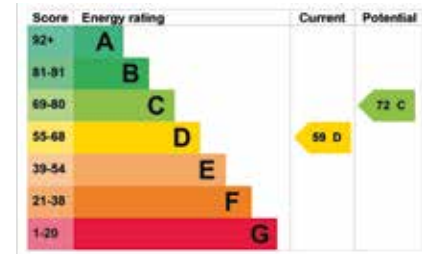


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The Palms, London Road, St. Ives PE27 5ES  
 Approximate Gross Internal Area = 192 m<sup>2</sup> / 2066 ft<sup>2</sup>  
 Outbuildings = 55 m<sup>2</sup> / 592 ft<sup>2</sup>  
 Garage = 18 m<sup>2</sup> / 194 ft<sup>2</sup>  
 Total = 265 m<sup>2</sup> / 2852 ft<sup>2</sup>



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2024



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THE FINE & COUNTRY  
FOUNDATION

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