

Arona Villa

London Road, St Ives, Cambs. PE27 5ES

elliswinters & co

Exclusive & New Homes

Welcome to

Arona Villa

Accommodation Summary

Ellis Winters Exclusive are delighted to offer for sale Arona Villa, a Grade II listed Victorian family home situated only a short walk from St Ives town centre and riverside walks. The extended and much improved accommodation measures approximately 2700 SQ-FT and has been specifically designed and is currently used for multigenerational living. The spacious and also versatile accommodation offered briefly comprises, four double bedrooms, three bathrooms, three reception rooms, two kitchens, a pantry, a utility/breakfast room and a cloakroom.

Outside the property sits centrally on a mature plot measuring approximately 1/5 acre (sts). This deceptive outside space is mainly garden which is linked to multiple reception rooms via French doors. The property is screened from the road by a high level hedge and double gates to the front with the gates opening to provide off road parking.

Look no further if you are specifically looking for a multigenerational home as Arona Villa is exactly what you are looking for and ready for you to move into. However, should your property search be for a substantial family home that offers the perfect blend of character and charm with the benefits of modern living, this property could easily be adapted to be your forever family home.

Arona Villa is uniquely positioned to not only provide fantastic walking access to both St Ives town centre and the Guided Busway to Cambridge, but has great road access to the nationally important A14 linking Cambridge, Huntingdon, the M11, M1, A1 and the east coast ports. The town of Huntingdon is only 6 miles away with its mainline train station offering frequent and modern trains to Kings Cross and St Pancras in under an hour.

An internal viewing is essential of Arona Villa to not only appreciate the presentation and space offered with this individual home but the convenience and desirability of its edge of the town location.

Ground Floor

Entrance Hall

Cloakroom

Sitting Room 4.23m (13'11") max x 3.94m (12'11")

Dining Room 4.23m (13'11") max x 3.80m (12'6")

Kitchen 1 3.99m (13'1") x 3.80m (12'6")

Hallway

Rear Porch

Utility/Breakfast Room 3.72m (12'2") x 2.62m (8'7")

Pantry 2.07m (6'9") x 0.99m (3'3")

Kitchen 2 3.78m (12'5") x 3.05m (10')

Lounge 5.57m (18'3") max x 5.53m (18'2")

First Floor

Rear Landing

Bedroom 1 5.52m (18'1") x 2.81m (9'3")

Shower Room











Total area: approx. 252.2 sq. metres (2715.0 sq. feet)





Dressing Area 3.78m (12'5") x 2.36m (7'9") max

WC

Office/Games Room 3.70m (12'2") max x 2.96m (9'8")

Front Landing

Bedroom 2 3.99m (13'1") max x 3.80m (12'6") max

En-suite Shower Room

Bedroom 3 3.86m (12'8") x 3.80m (12'6")

Bedroom 4 3.94m (12'11") x 3.24m (10'7")

Bathroom

Further Information
Tenure: Freehold
Listing: Grade II listed
EPC Rating: Exempt because the property is listed
Council Tax Band: F

Agents Note
Next door has planning permission and full details can be viewed on the Huntingdon District Council planning portal using reference 18/02726/FUL

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.
Our team will guide you through the process when you make an offer on a property.







Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

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