



23 St. Marys Street, Eynesbury, St. Neots, PE19 2TA

- Unique heritage home in old Eynesbury
- Three / four bedrooms
- Redesigned and renovated throughout
- Restored character features
- Close walking distance to town centre and train station
- Landscaped garden

Full Description

A rare opportunity to own a unique heritage home within a conservation area on the old Eynesbury High Street within the Parish of St Neots. Walking distance to the market square, riverside parks, surrounding schools and train station with fast links to London.

The Old Shop, built in 1840 has had a rich history as a dual use shop and dwelling. Originally built as a bakery, then various uses including butchers (1875), Shoemakers (1915), Grocers (1920), Fishmongers/ Fishsmokers (1925) and most recently a picture framing shop (1985). The house was comprehensively renovated to a high specification in 2018 to full residential. It's heritage character is celebrated with framed brickwork, exposed beams, six restored fireplaces, further complemented by the new oak parquet, cast iron radiators, timber blinds and timeless quality fixtures. The house is fully modernised including services, upgraded glazing, damp proofed, electric car charging, smart home, TV/ networking points throughout and gigabit virgin connection. The layout uses the rear parking and garden as the primary approach, leading to the new hardwood entrance door into the spacious hallway where all other rooms are directly accessed from.

The downstairs consists of an open plan kitchen / dining / sitting room, main lounge within the old shop, separate snug/ guest bedroom, utility, storage and WC. The upstairs has three king size bedrooms, bathroom and separate shower room all accessed from the landing.

The garden is bound by characterful brick walls to the North and East with mature trees and planting to the South. The landscaping has been carefully thought out to create a light, lush, private and all-season space to simply be enjoyed. Note this property is attached on one side at first floor and is exempt from an EPC as it is Grade II Listed.

DINING ROOM

12' 7" x 11' 5" (3.84m x 3.48m)

Wooden entrance door leading to Sitting Room. Parquet wood flooring. Feature wood burning fireplace. Radiator. Opening through to open plan kitchen and dining area.

KITCHEN

27' 10" x 11' 1" (8.48m x 3.38m)

Refitted kitchen comprising wooden butchers block work surfaces with drawers and cupboards under. Wall mounted cupboards. Butler style sink with mixer tap. Two built in ovens and an electric hob with extractor fan over. Parquet flooring. Skylight. Inset ceiling lights. Step up to dining area. Door to hallway.

SITTING ROOM

Glazed windows and doors to rear garden. Radiator. Parquet flooring. Inset ceiling lights. Built in fold down desk.

HALLWAY

Stairs to first floor with feature exposed brickwork. Skylight. Built in double storage cupboard for coats and shoes. Inset ceiling lights. Fitted mat. Doors to snug, living room, utility room and rear garden. Parquet flooring. Smoke alarm.



WC

Two piece white suite comprising low level WC and pedestal wash hand basin. Tiled floor.

UTILITY ROOM

12' 0" x 10' 5" (3.66m x 3.18m)

Utility with butchers block work surface with cupboards under. Large storage cupboards. Wall mounted Ideal gas combi boiler. Tiled floor. Radiator. Inset ceiling lights. Double doors opening to rear garden.

LOUNGE

20' 11" x 11' 11" (6.38m x 3.63m)

Windows to front. Vaulted ceiling with Skylight. Parquet flooring. Feature fireplace surround. Radiator.



SNUG / GUEST BEDROOM

12' 5" x 11' 9" (3.78m x 3.58m)

Window to front. Feature original fireplace. Radiator. Parquet flooring. Feature exposed brickwork.

LANDING

Doors to bedrooms, bathroom and shower room. Inset ceiling lights.



BEDROOM ONE

15' 1" x 12' 5" (4.6m x 3.78m)

Windows to front and rear. Built in double wardrobes. Feature fireplace. Radiator.



BEDROOM TWO

12' 5" x 11' 7" (3.78m x 3.53m)

Window to front. Radiator. Feature fireplace.

BEDROOM THREE

12' 9" x 11' 9" (3.89m x 3.58m)

Window to front. Radiator. Feature fireplace and exposed brickwork.

BATHROOM

Refitted three piece suite comprising low level WC, wash hand basin with vanity unit and a freestanding roll top bath with mixer tap and shower attachment. Tiled floor. Extractor fan. Two windows to rear. loft access.

SHOWER ROOM

Three piece suite comprising low level WC, pedestal wash hand basin and fitted shower enclosure with glass door. Tiled floor. Windows to rear.

REAR GARDEN

Landscaped rear garden with raised bed borders. Direct access to Utility for easy storage of bikes. Gate to parking to rear.



PARKING

Parking for at least two vehicles to the rear of the garden accessed via Berkley Court. Multiple electric car charging points.

The Old Shop

23 St Marys Street

Picture Framers (1985)
 Fishmongers & Fishsmokers (1925)
 Grocers (1920)
 Shoemakers (1915)
 Butchers (1875)
 Bakery (1840)



Gross Internal Area
 Ground Floor 120m²
 First Floor 70m²
 Total 190m²

Net Internal Area
 Ground Floor 115m²
 First Floor 60m²
 Total 175m²

all areas are approximate and
 subject to measured survey

