



East Fen Road, Isleham, CB7 5SW

**CHEFFINS**



## East Fen Road

Isleham,  
CB7 5SW

- Charming Period Cottage
- 3 Bedrooms
- Log burners in the lounge & kitchen/dining area
- Ample built-in storage throughout
- Residence 9 windows
- Bespoke media wall for modern living
- South-facing garden with raised patio area

A charming period cottage meticulously restored with bespoke finishes nestled in the heart of the village of Isleham. Once a pair of farm cottages, the home has been meticulously restored by its current owners, who have thoughtfully designed every detail to create a warm and inviting living space. Offering approximately 900 sq. ft. of beautifully appointed accommodation, the interior showcases a fusion of traditional character and modern convenience. Rustic pine doors, exposed beams, and brickwork pay homage to the cottage's heritage, while luxurious touches such as a Quettle boiling water tap, a bespoke media wall, Residence 9 windows and log burners in both the lounge and kitchen/dining area, adding comfort and sophistication. Externally, the property has a south-facing courtyard style garden, thoughtfully landscaped to provide a serene outdoor retreat with a raised patio area and storage sheds. On-street parking is available to the front.

3 1 2

**Guide Price £350,000**







## LOCATION

ISLEHAM is an historic village situated about 7 miles from the racing town of Newmarket, 8 miles south of Ely and approximately 17 miles from Bury St Edmunds and Cambridge. The A14 is easily accessible providing links to major road networks. Mainline rail services are situated at both Ely and Newmarket. The village offers several facilities including a primary school and a pre-school playgroup, a local Co-op supermarket and a Post Office. There are 3 public houses including the Merry Monk restaurant, together with 3 churches including the Ark based in one of the biggest oak-framed buildings to be erected in the UK in centuries. On the recreation ground there is a new community centre, The Beeches, football and cricket pitches and a multi-use games area.

### KITCHEN

A beautifully designed Shaker-style kitchen, featuring cream wall and base units, solid oak worktops, and a central island for additional workspace. Integrated appliances include a double oven, ceramic hob, and extractor hood, while a feature wood-burning stove with a brick surround enhances the room's rustic charm. Shiplap wooden ceilings and exposed beams complete this stylish and functional space.

### UTILITY ROOM

A well-appointed utility space with a butler sink, ample storage, vertical shiplap wall panelling, and space for a large fridge freezer. A loft hatch window and French doors lead to the rear garden.

### CLOAKROOM

Elegantly finished with half-panelled walls, a Burlington vanity unit with hand basin, and a low-level WC.

### LOUNGE

A cosy yet refined living space featuring a wood-burning stove with a wooden fireguard, built-in full-length storage cupboards, and striking exposed beams and brickwork. Windows to the front and rear allow for abundant natural light.

### FIRST FLOOR

### LANDING

Includes a built-in storage cupboard for added practicality.

### BEDROOM 1

A spacious principal bedroom with a ¾-panelled feature wall and window to the front.

### BEDROOM 2

Charming and characterful, this bedroom benefits from a built-in storage cupboard, a period feature fireplace, and a ¾-panelled feature wall, with a window overlooking the front aspect.

### BEDROOM 3

A bright and airy third bedroom with a rear-facing window.

### BATHROOM

A beautifully finished family bathroom, featuring a Burlington vanity unit, low-level WC, bath with tiled panel and shower over, and an airing cupboard. A window to the rear provides natural light.

### OUTSIDE

Externally, the property has a south-facing courtyard style garden, thoughtfully landscaped to provide a serene outdoor retreat with a raised patio area and storage sheds. On-street parking is available to the front.

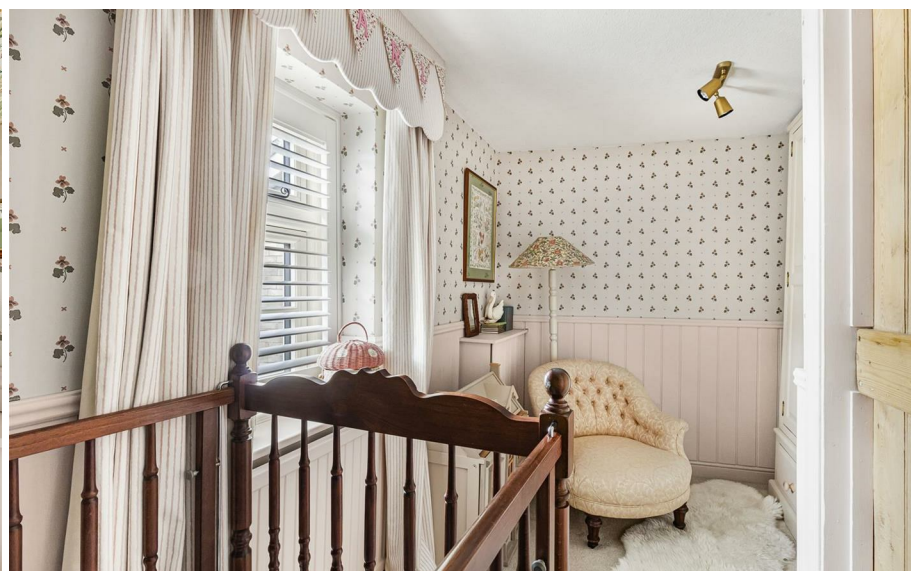
This stunning home offers an exceptional opportunity to own a period cottage that has been lovingly restored with bespoke detailing and high-end finishes. Viewing is highly recommended to truly appreciate the craftsmanship and charm of this unique property.

### SALES AGENTS NOTES


For more information on this property, please refer to the Material Information Brochure on our website.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Guide Price £350,000  
 Tenure – Freehold  
 Council Tax Band – C  
 Local Authority – East Cambridgeshire





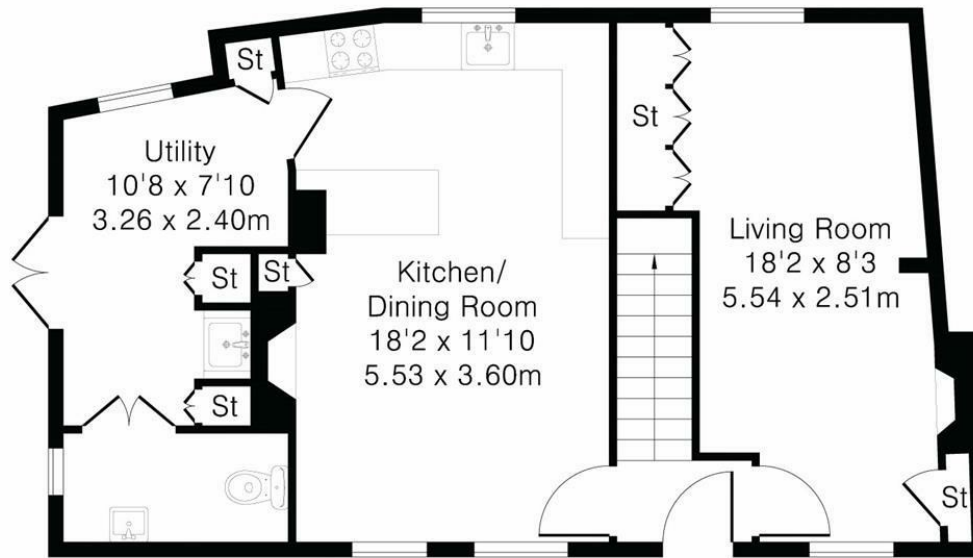




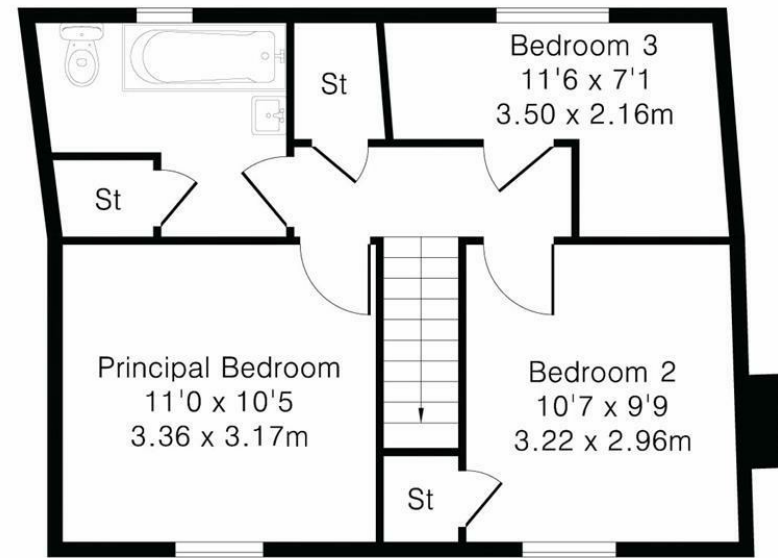
## Approximate Gross Internal Area 964 sq ft - 90 sq m

Ground Floor Area 538 sq ft – 50 sq m

First Floor Area 426 sq ft – 40 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.


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**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.


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