



Ely Road, Witcham Toll, CB6 2AA

**CHEFFINS**



# Ely Road

Witcham Toll,  
CB6 2AA

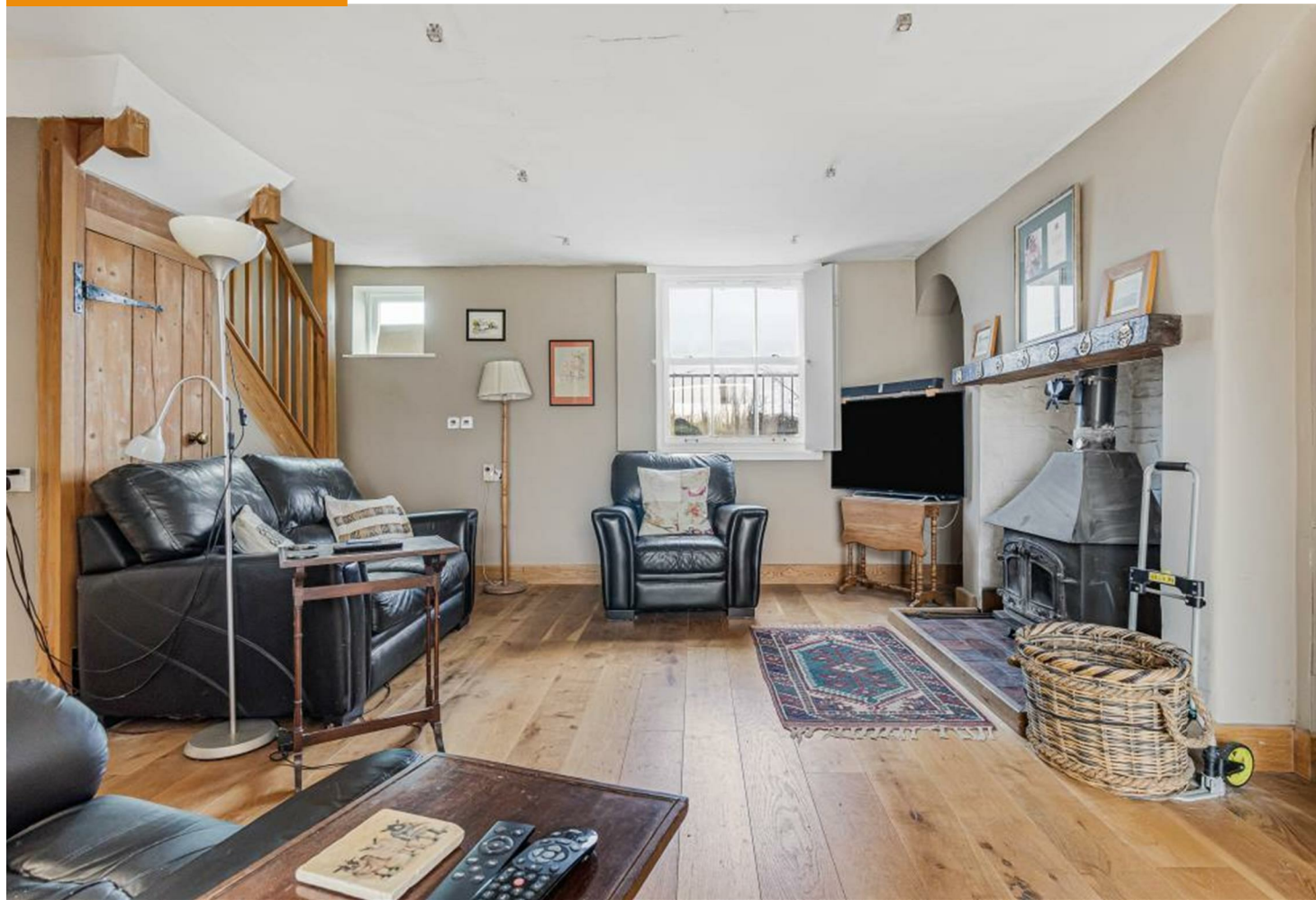
- Detached Character Property
- 3 Reception Rooms & Sun Room
- 5 Bedrooms (Bedroom 1 with Ensuite & Balcony)
- Generous Plot
- Double Garage & Driveway
- Freehold / Council Tax Band D / EPC Rating TBC

Cheffins are pleased to market this well presented character home, dating back to the 1840's and which previously used to be the local tavern.

Accommodation comprises sitting room, study, snug, kitchen/dining room, sun room overlooking the garden, utility room, downstairs shower room, 5 bedrooms (master bedroom with dressing room, balcony and ensuite), together with a family bathroom to complete the accommodation.

The property benefits from a double garage, additional storage and a beautifully presented garden.

5 3 3



**Guide Price £450,000**



## LOCATION

Witcham is an attractive mainly residential village situated approximately 5 miles West of Ely just off the A.142. Ely provides an excellent range of shopping, schooling, sporting and domestic facilities with a mainline rail service to London (approximately 70 miles) via Cambridge (16 miles).



## SIDE ENTRANCE PORCH

With entrance door, double glazed windows surrounding, tiled flooring, door through to:

## SUN ROOM

With bifold doors leading into the garden, double glazed windows overlooking the garden, wooden flooring, feature well & pond, under floor heating, feature roof lantern and skylight. Doors to utility room, lounge and shower room.

## SHOWER ROOM

With sliding door, shower cubicle, tiled splashback, low level WC, wash hand basin with separate taps, opaque & frosted glazed windows to rear and side, heated towel rail, tiled flooring.

## SITTING ROOM

With double glazed sash window, large wood burner with inglenook, original bread oven, wooden stairs to the first floor landing, under stairs storage cupboard.

Opening to:

## SNUG

With 3 double glazed windows to the side fitted with insulated shutters, door to:

## STUDY

With double glazed sash window to front, window looking through to the kitchen area, feature fireplace, wooden flooring. Through to:

## KITCHEN / DINING ROOM

With double glazed window looking through to sun room, French doors through to the sun room, 2 double glazed windows to the side, partially wooden flooring to dining section with stone tiled flooring to the kitchen area, breakfast island with integrated butler sink with stainless steel mixer tap, integrated low level drawer fridge, integrated 4-ring gas hob, integrated Aga, worktop space with under storage, tiled splashback, door through to:

## UTILITY ROOM

With double glazed windows looking through to the sun room, double glazed windows to side, tiled splashback and tiled flooring, newly installed Stiltz lift to the first floor bedroom 1 dressing room.

## SIDE PORCH

With doors leading to the garden, tiled flooring.

## LEAN-TO STORAGE

Enclosed with shelving, loft space.

## FIRST FLOOR LANDING

With airing cupboard, bookshelves.

## BEDROOM 1

With 2 double glazed windows overlooking the garden, wooden flooring, door to:

## DRESSING ROOM

With a range of waist height built-in storage, wooden flooring, Stiltz lift access point. Door to:

## ENSUITE

With velux window, side panelled bath with overhead shower, low level WC, wash hand basin with mixer tap, heated towel rail, tiled splashback, single cabinet, shaving point, wooden flooring.

## BALCONY

Accessed from the dressing room and overlooking the rear of the property with field views.

## BEDROOM 2

With velux window, feature fireplace, double glazed sash window to front, radiator (non-functional).

## BEDROOM 3

With 2 double glazed windows to the rear overlooking the rear, wooden flooring, radiator.

## BEDROOM 4

With double glazed window to side with insulated shutters, storage to the eaves, radiator, wooden flooring, wash hand basin.

## BEDROOM 5

With sash double glazed window to front with insulated shutters and storage.

## BATHROOM

With 2 double glazed windows to rear, side panelled bath, wash hand basin with mixer tap, shower cubicle with overhead shower, low level WC, tiled splashback, tiled flooring, heated towel rail, airing cupboard.

## OUTSIDE

A driveway provides off road parking with door leading through to a log store. There is a double garage with electric door, 2 loft hatches, 2 stainless steel sinks and sliding door to the side leading to a toilet area with wash hand basin and low level WC. A door from the garage leads to an additional space (formerly a butchery) with 2 industrial size fridges and door leading into the garden. A further door leads to an additional storage space with double glazed window to front,

2 additional fridges and door leading through to the side porch.

The rear garden is fully enclosed by wooden fence panels and is laid to lawn with a variety of trees and greenery. There is rear gated access, large timber framed outbuilding/shed with double doors for access and additional timber framed shed,

The property is situated on the corner at Witcham Toll with side gated access leading to the side entrance porch.

## AGENTS NOTES

Whilst there is under floor heating throughout the ground floor the sun room is controlled separately.

There is gas to the property, however, the radiator heating is run through the Aga, wood burner and solar panels.

The Horse and Gate has an array of 16 solar panels installed in January 2012. These are mounted, angled on the flat roof of the sunroom. The current owners have found that the panels provide all their electricity during daylight hours during the summer and an additional income of around £1650 per annum. This is because the "Feed In Tariff" was agreed at an unusually high rate (currently £0.77 p/kwh). The great news for purchasers is that contract continues with the property until 2037

## PLANNING

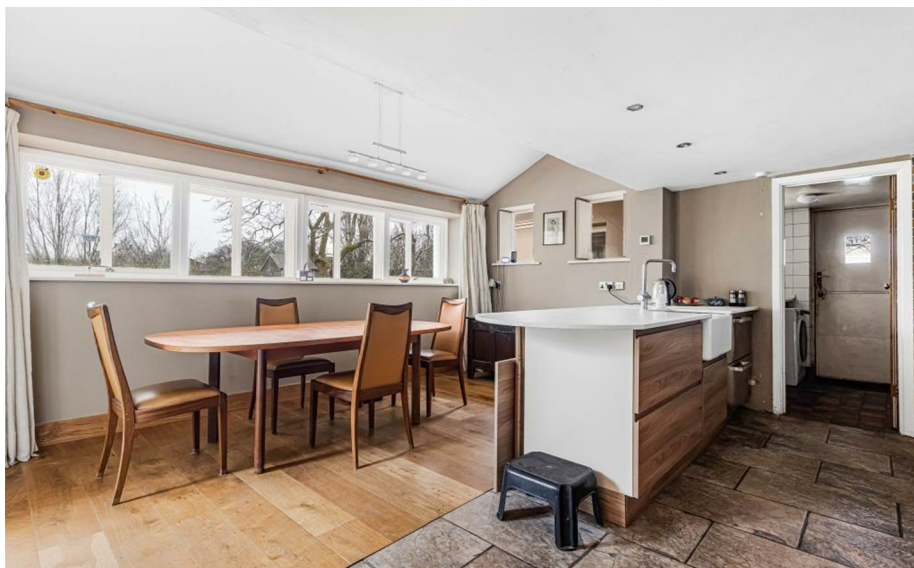
We have been informed by the vendors that planning permission was granted for the change of use of Agricultural Building to a Dwelling House to the West of Horse & Gate on the 13th November 2015. We understand this planning permission was for a single-storey unit comprising hall, open plan kitchen/dining/living room, bedroom and bathroom. Although this planning has now lapsed it could be re-submitted for re-approval by a new purchaser should they so wish. Further details can be found on the East Cambridgeshire District Council's Planning Portal using reference 15/01415/ARN.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.






















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



Guide Price £450,000  
 Tenure – Freehold  
 Council Tax Band – D  
 Local Authority – East  
 Cambs District Council





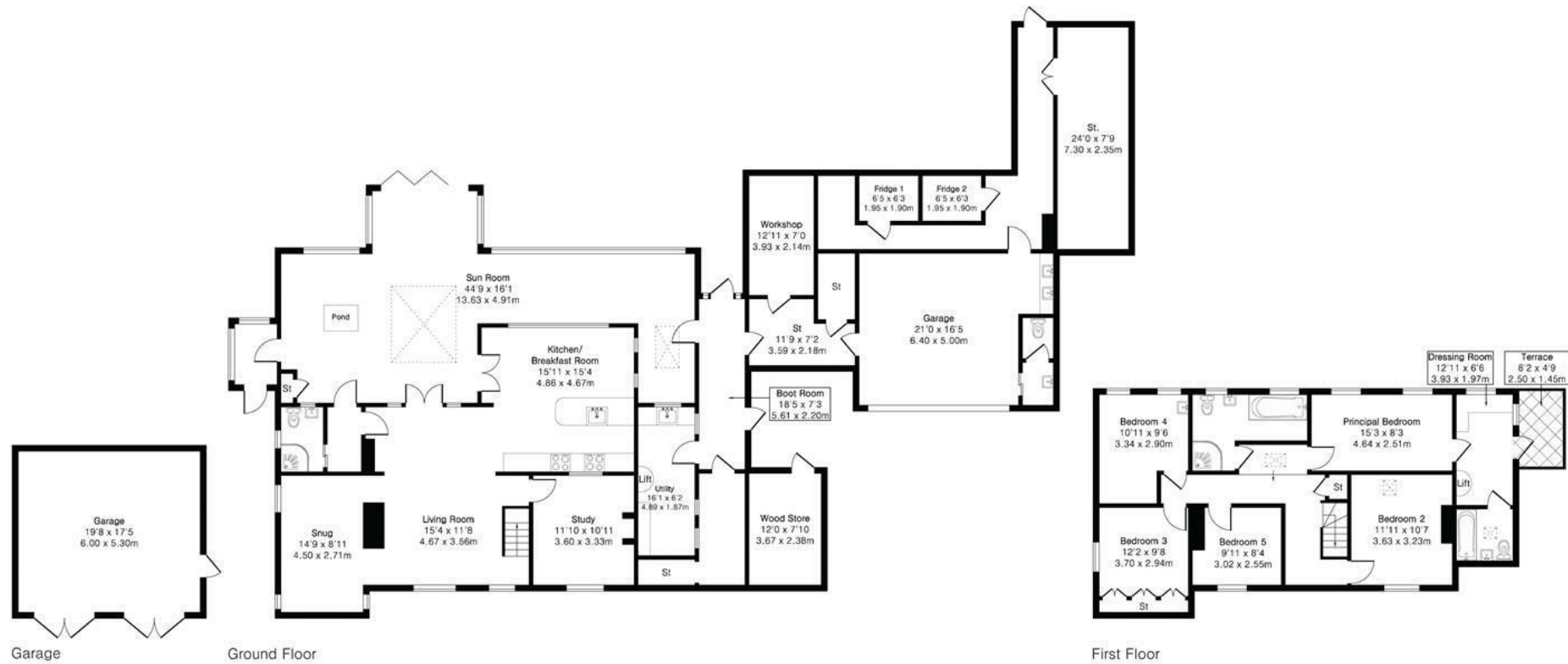


**Approximate Gross Internal Area 3598 sq ft - 335 sq m  
(Excluding Garage)**

Ground Floor Area 2667 sq ft – 248 sq m

First Floor Area 931 sq ft – 87 sq m

Garage Area 687 sq ft – 64 sq m







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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

