Wisbech Road, Littleport, CB6 1RQ

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Wisbech Road

Littleport,
CB6 1RQ

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Asking Price £745,000

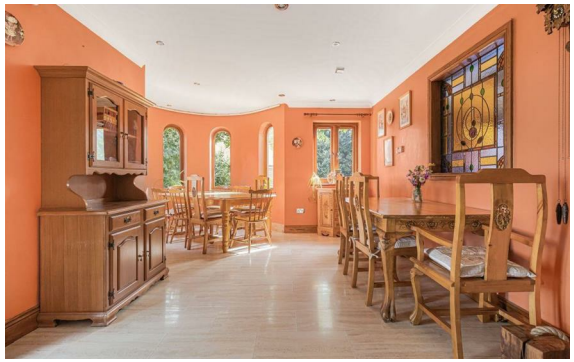
- Individual Detached House
- Rural Location
- Superb Fenland Views
- 5 Bedrooms With One Ensuite Shower Room
- Grand Reception Hallway
- Repurposed Garage
- Oil Fired Under Floor Heating Throughout With Thermostats In Each Room
- Extensive Parking
- 0.75 Of An Acre Plot (stms)
- Freehold / Council Tax D / EPC D

Cheffins are delighted to offer to the market this truly individual detached family home, occupying a generous plot on the outskirts of the popular village of Littleport.

The property offers spacious and versatile accommodation arranged over two floors, with a wealth of unique architectural features throughout. The ground floor comprises a grand entrance hallway, spacious lounge, impressive garden room, ground floor cloakroom, large kitchen/dining room, utility room and conservatory. To the first floor, the accommodation continues with a principal bedroom complete with en-suite shower room, four further bedrooms and a family bathroom.

Externally, the property benefits from all new UPVC windows fitted August 2026 FENSA registered. The extensive garden continues with a range of useful outbuildings, including a large garage/workshop and a detached double garage offering a potential annexe.
The extensive rear garden is predominantly laid to lawn and has been thoughtfully landscaped with a variety of mature plants, shrubs and trees, together with numerous fruit trees including apple, pear, cherry, apricot, quince, plum, grape and mulberry. Further features include a walnut tree, fish pond, chicken coop and a 40ft storage container. The garden also benefits from a separate access point to the road, providing additional practicality.

Offering an exceptional amount of accommodation, extensive outside space and considerable versatility. An early viewing is highly recommended to fully appreciate the space, character and potential this individual home has to offer. Please contact Cheffins today for further information.



LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a further more comprehensive range of facilities available at Ely (approximately 6 miles to the South) including Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. Littleport offers a mainline rail station to London via Cambridge (20 miles) which is supported by a major road network providing access to surrounding provincial centres

ENTRANCE LOBBY
With oak flooring, 18-panel oak French doors leading to..

RECEPTION HALL
With solid oak staircase leading to the first floor accommodation and galleried landing overlooking the hallway, feature brick fireplace with dual aspect multi-fuel burning stove, engineered oak flooring, bespoke glass window recessed spotlights, telephone point.

CLOAKROOM
With low level WC, Italian porcelain wash basin with solid timber stand and mixer taps, bamboo flooring.

LIVING / DINING ROOM
With feature open fireplace with exposed brickwork and dual aspect multi-stove, turret area with 5 arch windows and ceiling spotlights. 18-panel oak bi-fold doors leading to..

GARDEN ROOM
With ceiling spotlights, ceramic tiled floor, exposed timber pillar work and views of the garden.

KITCHEN / FAMILY / BREAKFAST ROOM
Fitted with a range of matching pearwood units and complementary work surfaces including base units, wall mounted units and drawers, glass display cabinet, matching granite worktops. Belling stove including 5-ring gas burner and grill, extractor hood, one and a half stainless steel sink unit and drainer, integrated dishwasher. French doors leading to the side aspect. Stable door to..

CONSERVATORY
With door to rear providing access to the garden.

FAMILY AREA
5 Arch windows, feature stained glass leaded light to hall, ceiling spotlights.

UTILITY ROOM
With butler sink, plumbing for washing machine, spotlights, ceramic tiled flooring.

BOILER CLOAKROOM
With Cyclo Vac cylinder providing ducted central vac system, oil fired central heating boiler with manifolds for under floor heating system and thermal store cylinder.

FIRST FLOOR GALLERIED LANDING
With superb solid oak staircase coming from the ground floor reception hall, feature arched stained glass window and lantern with stained glass inserts for additional natural light and providing a feature of the property.

PRINCIPLE BEDROOM
With window to rear, door to en-suite and door through to Dressing / Bedroom 4, underfloor heating.

ENSUITE
Fitted with a three piece suite comprising low level WC, wash hand basin and walk-in shower cubicle. Heated towel rail, window to rear.

BEDROOM 2
With turret area, built in wardrobes and underfloor heating.

BEDROOM 3
With turret area and underfloor heating.

DRESSING / BEDROOM 4
With window to side, door to principle bedroom, radiator and underfloor heating.

BEDROOM 5
With window to side and underfloor heating.

STUDY AREA
With window to rear and side, underfloor heating. Door leading to..

FAMILY BATHROOM
Fitted with a four piece suite comprising low level WC, pedestal wash hand basin, side panelled bath and shower cubicle. Heated towel rail, window to rear and underfloor heating.

REPURPOSED GARAGE

HALLWAY
With stairs rising to the first floor.

KITCHEN
Fitted with base units, single sink unit, electric oven, hob with extractor hood over and fridge.

CLOAKROOM
Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle.

ROOM 1
With window to rear.

ROOM 2
With window to front.

ROOM 3
With window to front.

LIVING / DINING ROOM
With windows to front and skylights to rear.

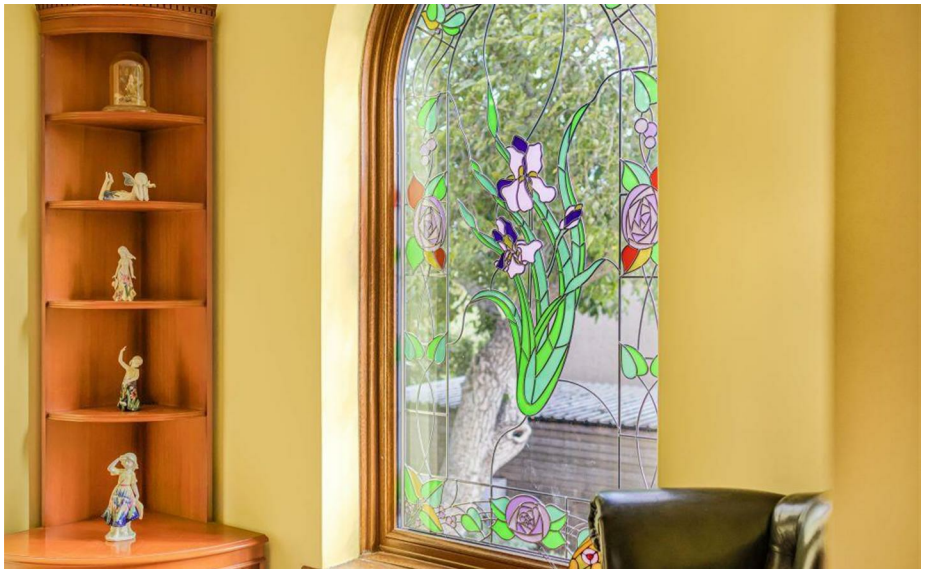
OUTSIDE
Overall the plot size is 0.75 of an acre (stms) To the front of the property there is an extensive gravelled driveway providing parking for numerous vehicles. There is a single garage/workshop and the driveway is access via a 5-bar timber gate. Large established walnut tree, central heating storage tank and summer house (7' x 7'). A wide shrub border with apple, mulberry and plum trees affords the driveway a good deal of privacy.

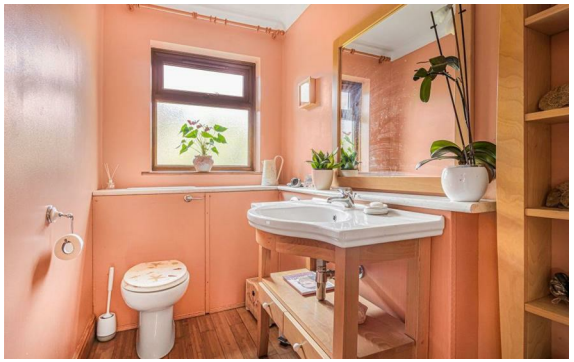
To the rear of the property there is an established garden with lawned area, children's play equipment and goldfish pond. At the far end the current owners have kept a variety of livestock and the garden is utilised with this in mind. There are some outbuildings and a 40' container used for storage. There is a vehicular access with dropped kerb into the garden from the main road. The garden has farmland on three sides. There are no near neighbours.

The current owners regularly see deer, rabbits, swans and a variety of wildlife and have organised the garden to be wildlife friendly. There is a wide range of shrubs, plants and trees including an orchard with a variety of established pear, apple, plum, apricot, quince, cherry and mulberry trees. Fruiting shrubs include redcurrant, blackcurrant, white currant, gooseberry and raspberry.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.

AGENTS NOTE
The garage is currently being used as storage however could be easily converted to a separate annex subject to planning permission and building regulations.





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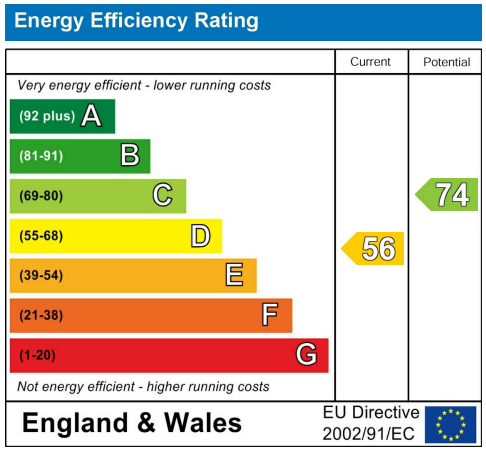

Asking Price £745,000
Tenure - Freehold
Council Tax Band - D
Local Authority - East Cambs District Council

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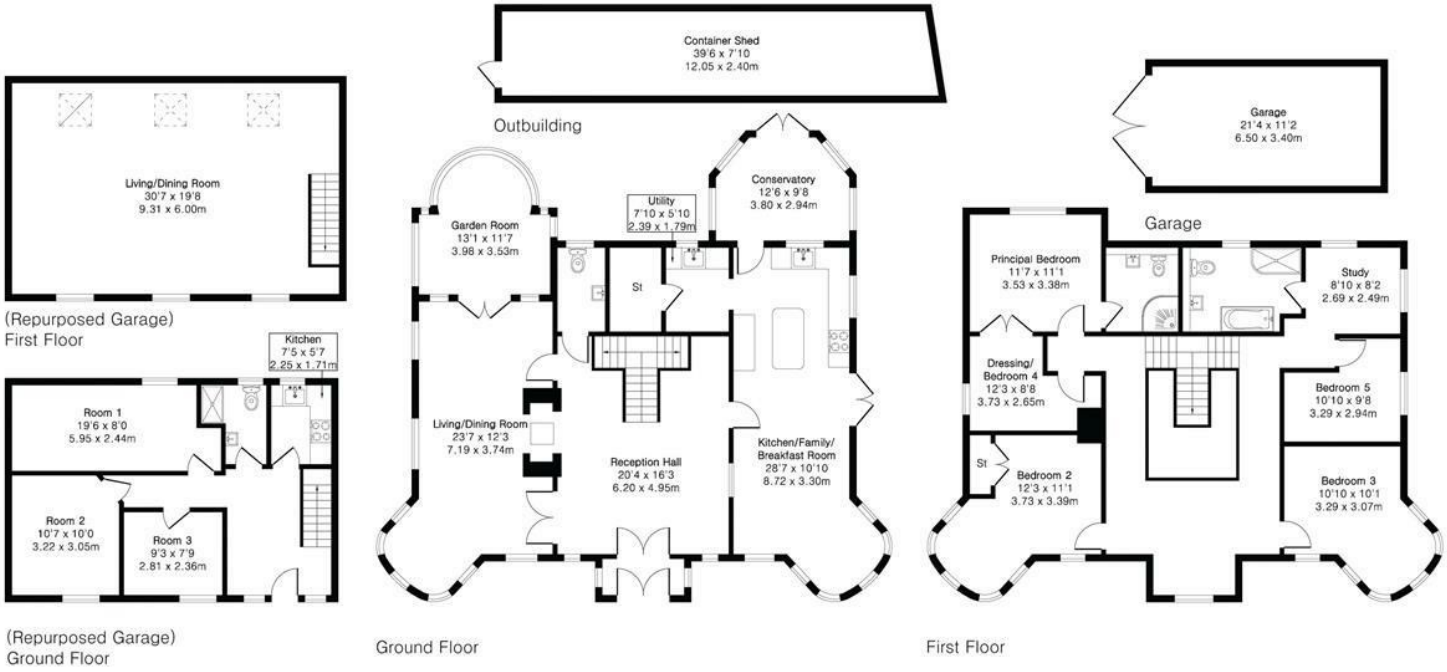
Approximate Gross Internal Area 2722 sq ft - 253 sq m
(Excluding Repurposed Garage / Garage & Outbuilding)
Ground Floor Area 1440 sq ft – 134 sq m
First Floor Area 1282 sq ft – 119 sq m
(Repurposed Garage) Ground Floor Area 583 sq ft – 54 sq m
(Repurposed Garage) Floor Area 601 sq ft – 56 sq m
Garage Area 238 sq ft – 22 sq m
Outbuilding Area 316 sq ft – 29 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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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.

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