

School Lane, Coveney, CB6 2DB

CHEFFINS

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School Lane

Coveney,
CB6 2DB

6 3 2

Guide Price £475,000

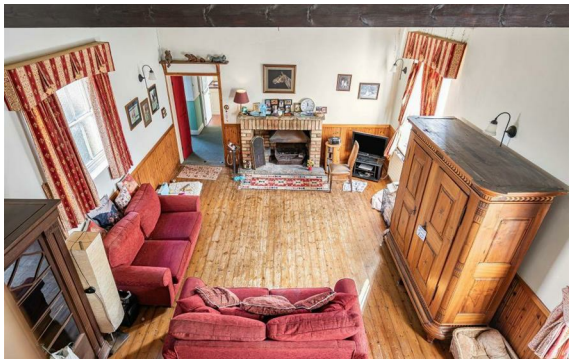
- Converted Former School
- Approx. 3,500 Sq Ft of Accommodation
- Plot of Just Over 1 Acre (sts) Including a Paddock with Stables
- 6 Bedrooms (2 Ensuite) & Master with Dressing Room
- 3 Bedrooms Having Sun Rooms Leading onto the Garden
- 2 Kitchens
- Lounge with Mezzanine Gallery Room
- Dining Room with Spiral Staircase to Study
- Refurbishment Required
- Freehold / Council Tax Band D / EPC Rating F



A rare opportunity to purchase a converted former village school dating back to the late 1800's comprising almost 3,500 square feet of accommodation, extensive parking and paddock with a total plot size of just over 1 acre (sts).

Accommodation comprises entrance porch and hallways, cloakroom, kitchen/breakfast room, spacious lounge with feature vaulted and beamed ceiling with mezzanine gallery room, dining room with spiral staircase to study, 6 bedrooms with 3 having sun rooms leading onto the garden, 2 having ensuites with the master also having a dressing room, bathroom, secondary kitchen and utility/tack room. Outside the former playground provides ample off street parking, there are gardens to the rear and an adjoining paddock with 2 stable blocks.

Whilst this is an excellent opportunity to create a substantial and unique family home, purchasers should be aware that the property currently requires some refurbishment.






LOCATION

Coveney is a small semi-rural village located approximately 5 miles from the Cathedral City of Ely. Day to day shopping facilities, schools catering for all ranges and various sporting and social activities are available in the city. The main A10 network at Ely provides access to Cambridge which in turn links the A14 and M11 motorway to London. In addition a mainline railway line is available to Cambridge and London from Ely railway station.

ENTRANCE PORCH
With door to outside.

HALLWAY 1
With radiators.

CLOAKROOM
With low level WC and wash hand basin.

KITCHEN / BREAKFAST ROOM
With a range of handmade wall and base level storage units including glass fronted display units and drawers, together with oak work surfaces and undermounted butler sink, Range oven with extractor hood, plumbing for washing machine, integrated dishwasher, two integrated fridges, integrated freezer, vaulted and beamed ceiling, radiator.

REAR LOBBY
With door to outside.

LOUNGE
With feature vaulted and beamed ceiling, brick open fireplace with cast iron log basket, exposed timber flooring, stairs to:

MEZZANINE GALLERY ROOM
Overlooking the lounge and with beamed ceiling.

DINING ROOM
With brick fireplace, exposed timber flooring, 2 original corner cupboards, 2 radiators, spiral staircase to:

MEZZANINE STUDY
With fitted desk, drawers and bookshelves, vaulted and beamed ceiling.

HALLWAY 2

UTILITY / TACK ROOM
With sink and drainer, radiator.

SECOND KITCHEN
With wall and base level storage units, work surfaces and drawers, electric oven and hob, stainless steel sink unit and drainer, plumbing for washing machine and dishwasher, space for dryer.

BATHROOM
With twin pedestal wash basins, panelled bath, electric shower cubicle, low level WC, radiator.

BEDROOM 1
With radiator. Steps down to:

SUN ROOM 1
With French doors onto garden, radiator.

DRESSING ROOM
With fitted shelves and rails, radiator, door to:

ENSUITE BATHROOM
With twin pedestal hand wash basins, corner bath, low level WC, power shower cubicle, heated towel rail.

BEDROOM 2
With built-in cupboard, radiator. Interconnecting door to bedroom 4. Steps down to:

SUN ROOM 2
With French doors onto garden, radiator.

BEDROOM 3
With double wardrobe, radiator.

ENSUITE
With shower, vanity unit, low level WC, radiator.

BEDROOM 4
With radiator. Steps down to:

SUN ROOM 3
With French doors onto garden, radiator.

BEDROOM 5
With window having an attractive view across paddock, garden and countryside, radiator.

BEDROOM 6
With window having an attractive view across paddock, garden and countryside, radiator.

OUTSIDE
To the front of the property is the former playground which now provides ample off street parking. Gated access leads into the rear garden with a further gate leading through to the paddock. The paddock is approximately 0.6 of an acre (sts) and has 2 timber stable blocks and a vehicular access leading onto Main Street.

AGENTS NOTE
Please note, this property is sold subject to an uplift clause on the paddock dating back to July 1997.

Please note that the property is held on 2 titles.

Please note that the boundaries shown on land registry for the paddock is incorrect due to a previous boundary agreement.

We have been made aware that there is a right of access for repairs and maintenance by prior arrangements, over the land at Old School House, 10 Main Street.

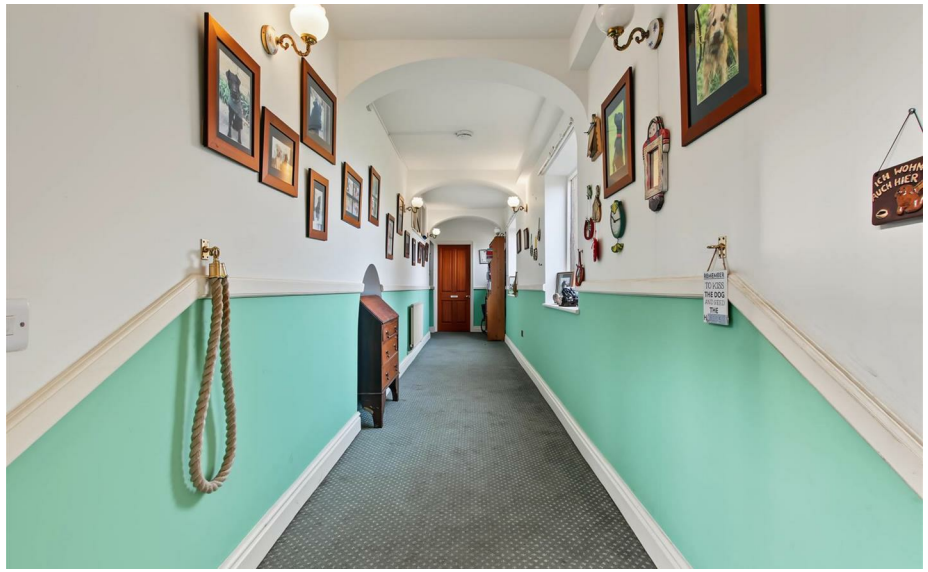
We have been made aware that a fire had taken place in the boiler room around 2009. This has been rectified and a new boiler was installed.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.



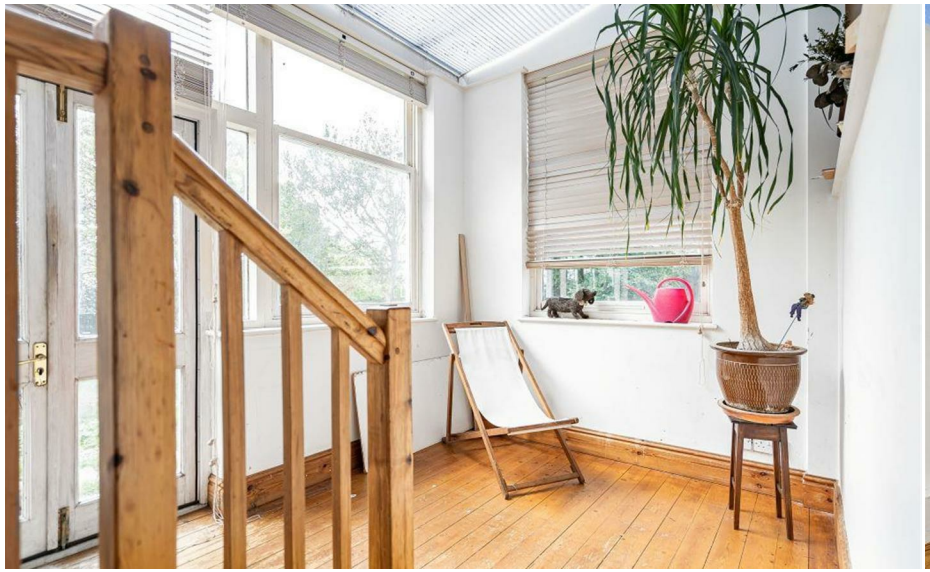














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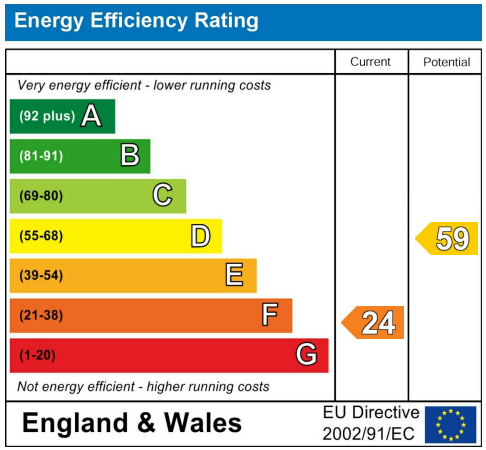









Guide Price £475,000
Tenure - Freehold
Council Tax Band - D
Local Authority - East Cambs District Council

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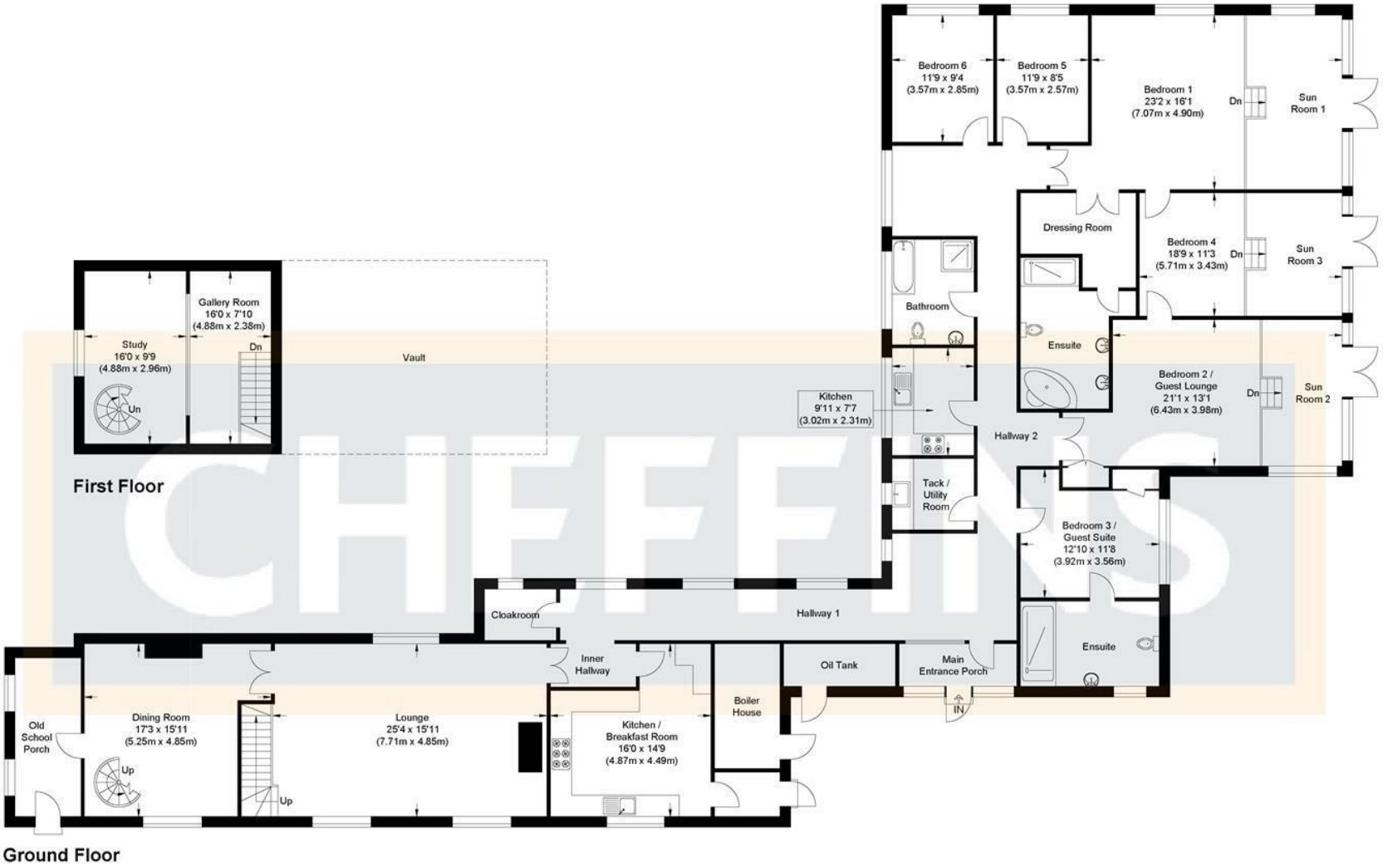

The Old School, School Lane, Coveney

Approximate Gross Internal Floor Area : 346.50 sq m / 3729.69 sq ft
(Excluding Oil Tank & Boiler House)
Oil Tank & Boiler House : 10.60 sq m / 114.09 sq ft
Total Area : 357.10 sq m / 3843.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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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