



The Gallery, Ely, CB7 4DH

CHEFFINS

The Gallery

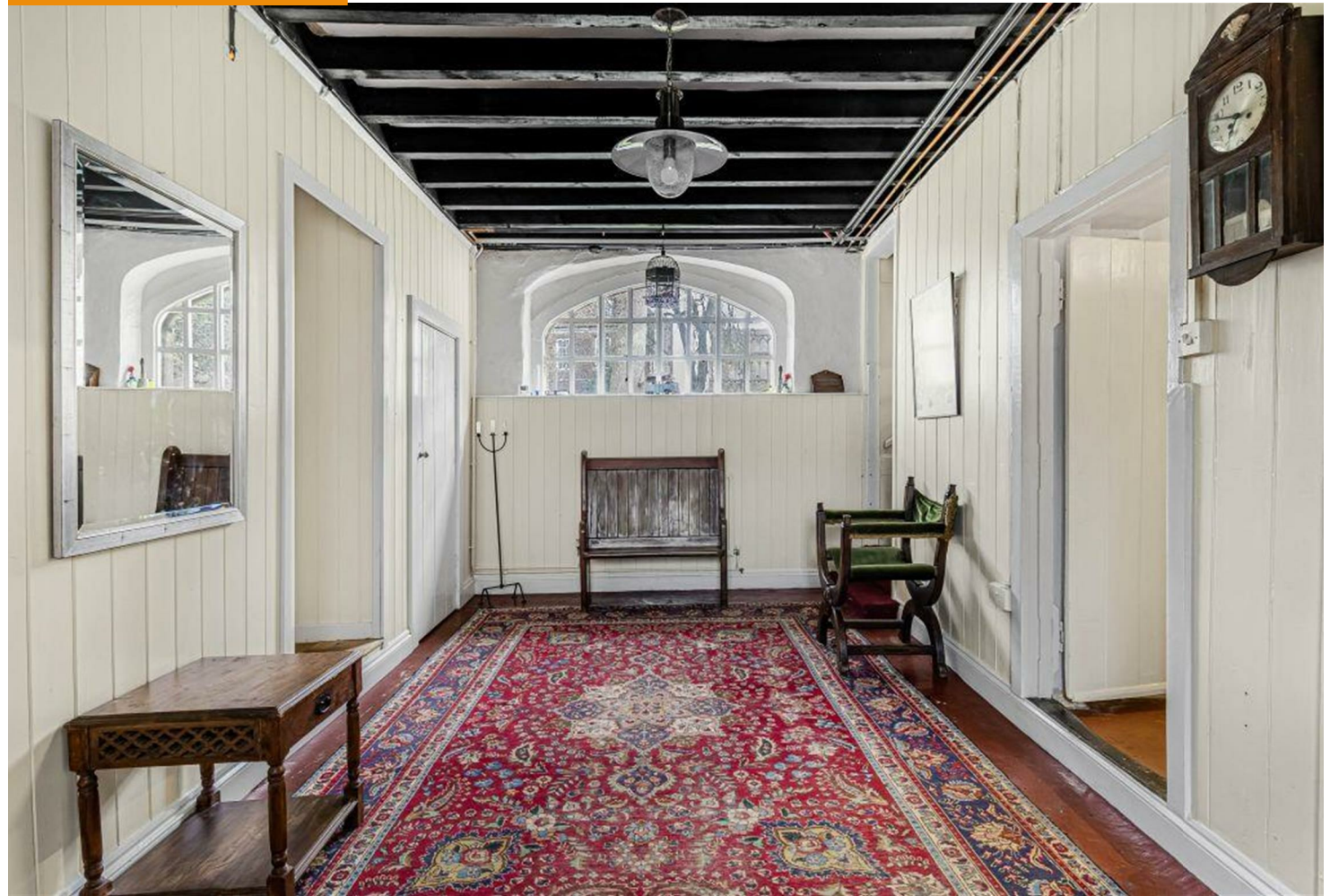
Ely,
CB7 4DH

- Grade 1-Listed Dating from the 13th Century
- Remarkable Cathedral Views
- 4 Bedrooms Including a Generous Principal Suite
- Original Hayloft & Apple Store
- Charming Courtyard
- Stables & Large Double Garage
- Freehold / Council Tax Band F

9 The Gallery is a Grade I-listed architectural wonder set just 150 yards from Ely's towering cathedral. Dating from the 13th century, the building was constructed using stones that had fallen during the cathedral's ongoing construction. It later served as the stables and hayloft to the 15th-century Bishop's Palace, one of the residences of the Bishop of Ely and is thought to have been given stone dressings in circa 1550 by Bishop Goodrich when he built the west tower and wing of the Bishop's Palace. With remarkable views towards the cathedral and King's Ely School, 9 The Gallery is an historic masterpiece and was purchased by the current owner's father in 2015 from the Church Commissioners for England.

4 2 4

Guide Price £1,350,000





LOCATION

ELY is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities. The recently opened Ely Leisure Village incorporates a sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline railway station which provides regular services to Cambridge, London, King's Lynn, Norwich and Peterborough.

DESCRIPTION CONTINUED

Arranged around a charming courtyard with a large camellia tree, the house features an imposing front door that opens into a spacious hall, where a striking window overlooks the cathedral grounds. To the left lies the 13th-century section of the building. Here, the original stable layout remains clearly visible and there are 13th century narrow lancet windows which have remained unchanged since the house was first built. Now sympathetically converted into a large sitting room, the area still retains period hay mangers and historic boarding believed to be hundreds of years old and an historic trapdoor which would have been used to fetch hay from the loft above. Despite its remarkable age, the room has been sympathetically brought up to modern day standards, including underfloor heating and large bi-fold doors opening onto the courtyard, which fill the space with natural light.

Beyond the hall is the remainder of the property, which dates from the Victorian period but has been carefully designed to complement the building's older elements. The kitchen features a retro 1950s English Rose kitchen, acquired by the owners' father. These iconic kitchen units were produced by English Rose using post-war surplus materials, the same materials used in the construction of Spitfire aircraft. English Rose kitchens have appeared

in productions such as the Doctor Who Christmas special and Call the Midwife. The kitchen also features red Victorian floor tiles and a Crittall window overlooking the grounds of King's Ely School. Leading from the kitchen is an elegant dining room finished in a rich red limewash.

Upstairs there are four bedrooms, including a generous principal suite located in the Victorian section of the house. A particularly notable room on the first floor is the bathroom, which enjoys unrivalled views of Ely Cathedral's vast West Tower.

Within the 13th-century section of the building lies the original hayloft and apple store. This dramatic vaulted space features exposed stonework, some of which matches the stone used in Ely Cathedral, along with original boarding and shelving. Currently used as a music room and study, this incredible space is some 31ft in length.

Outside is a walled courtyard which would originally have been the stable yard. This is now landscaped with a large patio. There is also a generous double garage.

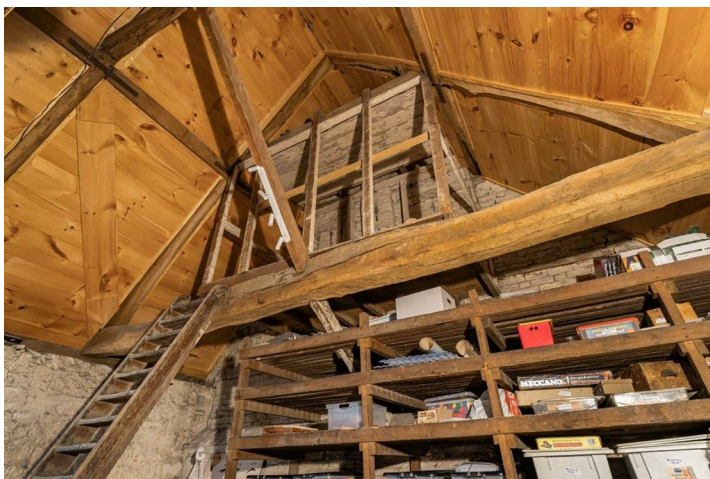
VIEWING ARRANGEMENTS

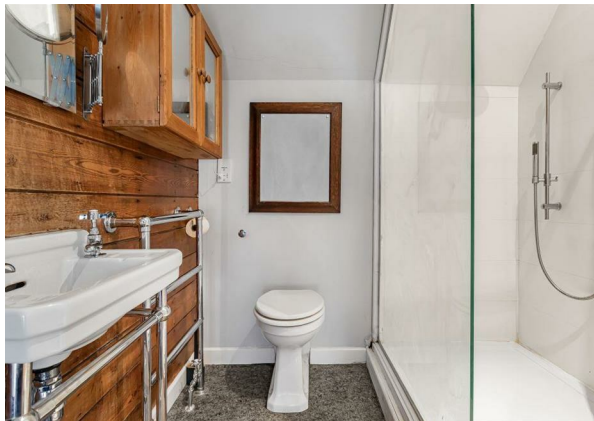
Strictly by appointment with the Agents.













Guide Price £1,350,000
Tenure - Freehold
Council Tax Band - F
Local Authority - East Cambs District Council

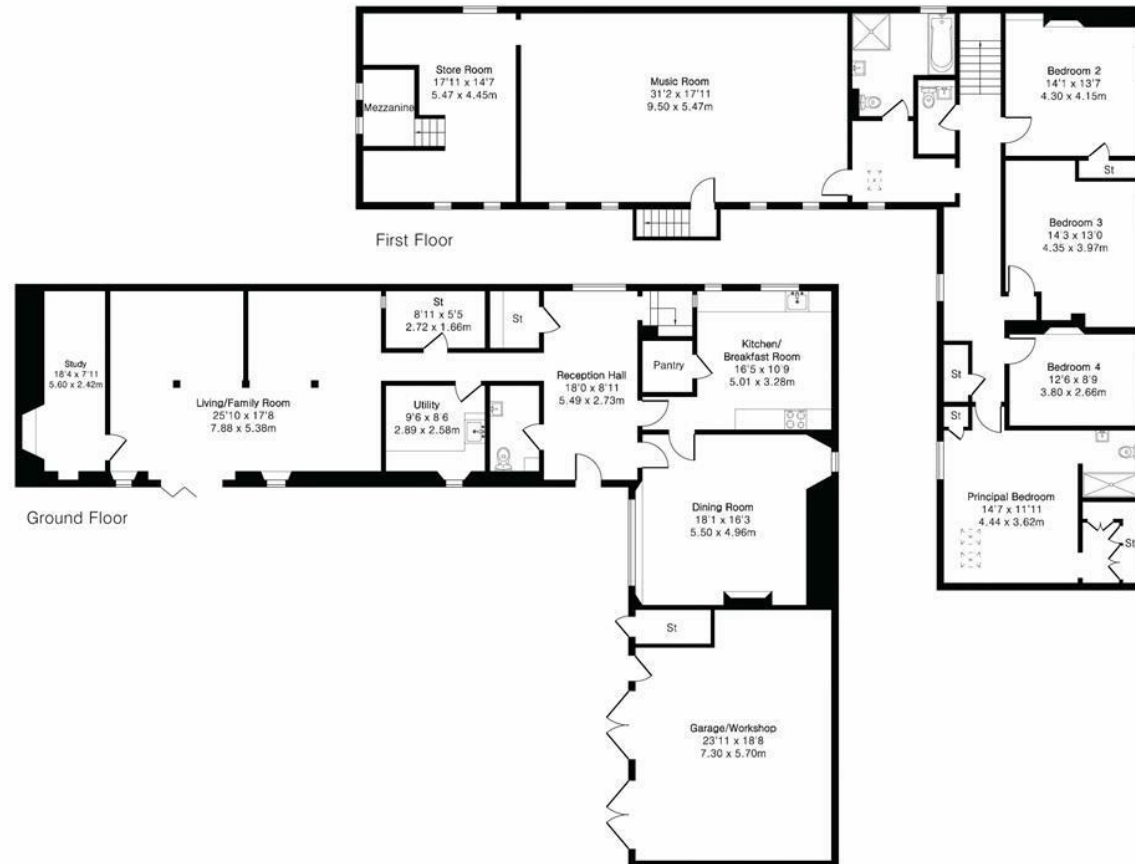


**Approximate Gross Internal Area 3624 sq ft - 337 sq m
(Excluding Garage)**

Ground Floor Area 1612 sq ft – 150 sq m

First Floor Area 2012 sq ft – 187 sq m

Garage Area 448 sq ft – 42 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.