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£660,000

Porters Yard, Chatteris, Cambridgeshire PE16 6NS



**To arrange a viewing call us now on 01354 694900**

Welcome to Porters Yard, a UNIQUE and CHARMING property steeped in history, originally serving as housing for staff at a former ginger beer factory. This BEAUTIFULLY EXTENDED home, enhanced in the 1950s, boasts five spacious double bedrooms, three modern en-suite bathrooms, and four inviting reception rooms, offering plenty of space for both relaxation and entertaining.

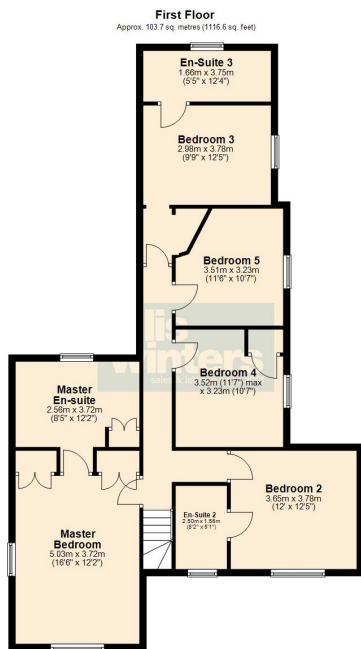
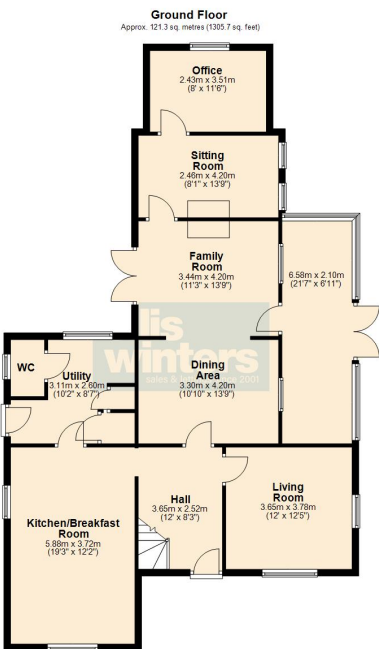
Nestled on a generous 0.7-acre plot, this property is a little piece of heaven, perfectly positioned close to a variety of amenities.

Whether you're enjoying the serene surroundings or taking advantage of the nearby conveniences, Porters Yard is a DELIGHTFUL SANCTUARY ready to become your forever home.



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Total area: approx. 225.0 sq. metres (2422.3 sq. feet)

GROUND FLOOR

**HALL**  
Stairs rising to first floor.

**LIVING ROOM**  
3.78m (12'5") x 3.65m (12')  
Windows to both front and side.

**KITCHEN/BREAKFAST ROOM**  
5.88m (19'3") x 3.72m (12'2")  
Fitted with a matching range of wall and base units housing range style cooker which has 7 ring gas hob and extractor over, integrated dishwasher, space for fridge/freezer under floor heating, solid slate tiled floor, window to front and side.

**UTILITY**  
3.11m (10'2") x 2.60m (8'7")  
Fitted with a base unit housing a single sink and drainer, wall mounted gas boiler, (installed 2020/21), wall units, plumbing for washing machine and space for tumble drier, window to rear.

**WC**  
Fitted with a low level WC and hand wash basin. Window to side.

**DINING AREA**  
4.20m (13'9") x 3.30m (10'10")  
Window to side, double sided wood burning stove, open plan to family room.

**FAMILY ROOM**  
4.20m (13'9") x 3.44m (11'3")  
Window to side, double sided wood burning stove, double doors out to side garden.

**SITTING ROOM**  
4.20m (13'9") x 2.46m (8'1")  
Two windows to side.

**OFFICE**  
3.51m (11'6") x 2.43m (8')  
Window to rear.

**GARDEN ROOM**  
6.50m (21'11") x 2.10m (8'11")  
Double doors out to garden.

FIRST FLOOR

**MASTER BEDROOM**  
5.03m (16'6") x 3.72m (12'2")  
Window to front and feature circular window to side, fitted wardrobes.

**MASTER EN-SUITE**  
3.72m (12'2") x 2.56m (8'5")  
Fitted with a feature bath, spa shower cubicle (currently not working), low level WC and hand wash basin. Window to rear, porcelain tiles.

**BEDROOM 2**  
3.78m (12'5") x 3.65m (12')  
Window to front.

**EN-SUITE**  
2 2.50m (8'2") x 1.56m (5'1")  
Fitted with a corner shower cubicle, low level WC and hand wash basin. Window to front.

**BEDROOM 3**  
3.78m (12'5") x 2.98m (9'9")  
Window to side.

**EN-SUITE 3**  
Fitted with a panelled bath, single shower cubicle, low level WC and hand wash basin. Window to rear.

**BEDROOM 4**  
3.52m (11'7") max. x 3.23m (10'7")  
Window to side.

**BEDROOM 5**  
3.51m (11'6") x 3.23m (10'7")  
Window to side.

OUTSIDE

The property is accessed via a private road where there is ample off road parking.

The **DOUBLE GARAGE** 7.60m (24'9") x 5.70m (18'7") has two sets of double doors, power and light. There is a cloakroom which has low level WC and hand wash basin. Stairs lead to the first floor office/hobby room which has lovely vaulted ceiling, window to front and Velux to side. There is certainly potential to convert this into a separate annex, if required.

To the rear the extensive garden is approximately 0.7 of an acre and is laid mainly to lawn with a variety of mature trees and shrubs. There are various other outbuildings/sheds for additional storage is required. There is a side paved patio area which is ideal for a hot tub!

**SERVICES**  
Mains gas, electricity, water and drainage. The property has gas fired central heating.

**TENURE**  
Freehold

Fenland District Council tax band E  
Energy rating D

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.