



Ground floor

First floor

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High Street, Sutton, Ely, Cambs., CB6 2RB

Grade II Listed Character Property - Detached House - 6 Bedrooms - Kitchen/Family Room & 3 Reception Rooms - Family Bathroom, En suite to Principal Bedroom & Ground Floor WC - Extensive South Facing Garden with Countryside Views - Cellar and Separate Annexe - Driveway & Parking
Call To View (01354) 696700

£695,000



Cambria House is an imposing Grade II listed 17th century family residence boasting a wealth of character features. It offers versatile accommodation in excess of 4000 sq ft, set within grounds of approx. 0.8 acres in the heart of this popular village. The property also includes the opportunity for renovation of a separate self-contained detached single storey annexe boasting accommodation of 1300 sq ft (tbc) which lends itself towards multi-generational use or investment possibilities (STP).

SUTTON
is a large village situated on high ground about 6 miles west of Ely and only about 15 miles from Cambridge. The village has several amenities, including local shops, a pharmacy, a primary school and a parish church while Ely, with its bi-weekly markets, shopping, supermarkets and amenities, is within easy reach. Ely is also home to a choice of schools, including the independent King's Ely, and a magnificent cathedral. Once known as the 'Ship of the Fens', Ely Cathedral is a mix of Romanesque and Gothic architectural styles and is of significant historical interest.

THE PROPERTY
This 4000+ sq ft detached period house features substantial accommodation across three floors with character throughout, including sash windows, stripped wooden floorboards and original fireplaces. It occupies a beautiful plot of approximately 0.8 acres in the heart of Sutton village. This house and south-facing garden really do need to be seen to appreciate fully their sheer scale and potential.

RECEPTION HALL
16'1" x 10'0" (4.89 m x 3.05 m) with door to front aspect, feature staircase rising to the first floor and separate stairs leading to the cellar. Radiator. The hall then leads to two main reception rooms.

SITTING ROOM
21'2" x 17'5" (6.45 m x 5.30 m) maximum measurements. A well-proportioned sitting room with dual aspect, including French doors opening onto the rear south-facing garden and sash window to front with bespoke internal wooden shutters. Original (working) fireplace, exposed



wooden floorboards and four radiators.

FORMAL DINING ROOM
17'9" x 16'1" (5.40 m x 4.89 m) which also has an original (working) fireplace and plenty of natural light, single sash windows to front aspect and one to side, bespoke internal wooden shutters, original stone floor, alcove cupboard. Radiator.

KITCHEN/FAMILY ROOM
26'6" x 20'10" (8.08 m x 6.35 m) maximum measurements. Offers a spacious open space and is ideal for entertaining. **KITCHEN AREA** with bespoke wooden units, a central island housing ceramic butler sink, a separate range cooker and hob with extractor hood above and tiled splashback, built-in alcove storage cupboards, sash window to side aspect and door leading to conservatory. **FAMILY AREA** with French doors opening to south-facing garden and separate sash window, exposed wooden flooring throughout. Radiator.

UTILITY ROOM
9'0" x 7'2" (2.75 m x 2.18 m) with spaces for washing machine and tumble dryer and Belfast sink. Access to the downstairs cloakroom with low-level WC wash hand basin. Rear door out to the driveway. Radiator.

CONSERVATORY
13'1" x 9'7" (4.00 m x 2.92 m) Opening to the south-facing rear garden. Radiator.

FIRST FLOOR LANDING
with staircase rising to second floor, window to rear aspect and storage cupboard. Radiator.

PRINCIPAL BEDROOM
21'6" x 16'5" (6.55 m x 5.00 m) maximum measurements. Dual aspect room with sash windows to front and rear, two built-in alcove storage cupboards, feature fireplace, exposed wooden flooring. Two radiators.



EN-SUITE BATHROOM
Fitted with a three-piece suite comprising bath with shower, pedestal wash hand basin and low-level WC. Sash window to front aspect. Radiator.

BEDROOM TWO
16'7" x 16'2" (5.05 m x 4.94 m) with original fitted wardrobes, sash window to front aspect, pedestal, wash hand basin. Two radiators.

BEDROOM THREE
12'8" x 12'2" (3.86 m x 3.71 m) Generous double bedroom overlooking the garden, wash hand basin, sash window to rear and side. Radiator.

FAMILY BATHROOM
Fitted with a three-piece suite comprising bath pedestal wash hand basin, sash window and airing cupboard housing hot water tank. Radiator. Separate W/C.

SECOND FLOOR LANDING

BEDROOM FOUR
16'2" x 15'8" (4.94 m x 4.77 m) Dual aspect with sash windows to front and rear offering spectacular views across the fen. Integral wardrobe space. Radiator.

BEDROOM FIVE
16'2" x 13'11" (4.94 m x 4.25 m) with sash window to front aspect and two built-in cupboards.

BEDROOM SIX
13'1" x 8'10" (3.98 m x 2.69 m) with sash window to front aspect. Radiator.



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CELLAR
The Cellar, which can be accessed from the entrance hall, is extensive and provides ample dry storage space. It was clearly the kitchen before the house was extended and modernised in, we think, around 1800. For separate areas:-

Room One:
32'11" x 7'3" (10.04m x 2.21m) maximum measurements

Room Two:
16'0" x 12'6" (4.88m x 3.81m)

Room Three:
16'0" x 8'5" (4.88m x 2.56m)

Room Four:
9'7" x 7'3" (2.91m x 2.20m)

EXTERIOR
To the exterior, the south-facing garden is extensive and offers a tranquil retreat, being scarcely overlooked. It has been partially maintained and enhanced with a

variety of mature trees and shrubs it has multiple areas making it ideal for outdoor entertaining. There is a large garden shed and access to the private driveway with parking for several vehicles.

ANNEXE
Separate from the main house is a detached single storey building originally built as the village's doctors surgery before being converted into two flats. It has been completely stripped back to bare walls and can be accessed from the drive.



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