

Asking Price £595,000  
Freehold



The Coach House, 4 Chantry Lane, ELY, Cambridgeshire, CB7 4JH





**The Coach House, 4 Chantry Lane, ELY, Cambridgeshire, CB7 4JH**

**4 bedroom period house situated off a quiet lane and with fine views of the Cathedral.**

A fine period house situated in a conservation area off quiet lane which lies parallel with St. Mary's Street, close to Palace Green, the city centre, King's Ely (independent school), railway station and with superb views of Ely Cathedral. Converted from a former coach house the property comprises entrance hall, sitting room with inglenook style fireplace, kitchen/dining room, ground floor bathroom, 4 bedrooms (3 ground floor bedrooms, one of which is currently used as a home office) and master bedroom to the first floor with en suite/shower and "Juliette Balcony" overlooking Ely Cathedral. There is an enclosed courtyard which also provides off road parking. Heating is gas fired to radiators, the Council Tax is currently Band A and the EPC rating is currently Band C.

Ely is a charming cathedral city with a good range of day-to-day facilities, schools catering for all age ranges, excellent sports and leisure opportunities and a mainline railway station with regular services to Cambridge and London.

## Features

- Central Location With Fine Cathedral Views
- Close To City Centre & King's Ely School
- Sitting Room & Kitchen/Dining Room
- 4 Bedrooms & 2 Bath/Shower Rooms
- Courtyard Garden & Parking
- NO ONWARD CHAIN







**Entrance Hall**  
Door from courtyard

**Bedroom 2:**  
9'10" x 14'5" (3.02 x 4.4)  
French doors to courtyard

**Bathroom:**  
Suite of panelled bath in tiled surround, low-level WC, washbasin and shower cubicle.

**Bedroom 4:**  
5'6" x 10'9" (1.69 x 3.28)  
Built-in cupboard. Velux roof window

**Bedroom 3:**  
10'0" x 14'5" (3.06 x 4.4)  
Velux roof window.

**kitchen/Dining Room:**  
13'8" x 14'9" (4.18 x 4.5)  
Fitted in a range of grey finished Shaker-style cabinets with oak work surfaces., single drainer stainless steel sink in worksurface with cupboards and space under, built-in cupboard with gas-fired boiler, stainless steel range cooker. 2 Velux roof windows, stairs to the first floor and door to:

**Sitting Room:**  
17'11" x 13'6" (5.48 x 4.13)  
Feature brick fireplace and hearth with timber mantel, walk in storage cupboard. and French doors to courtyard.

#### FIRST FLOOR

**Landing:**  
Built in cupboard.

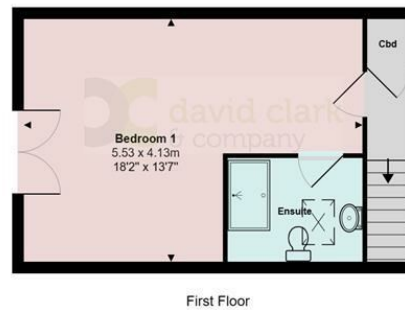
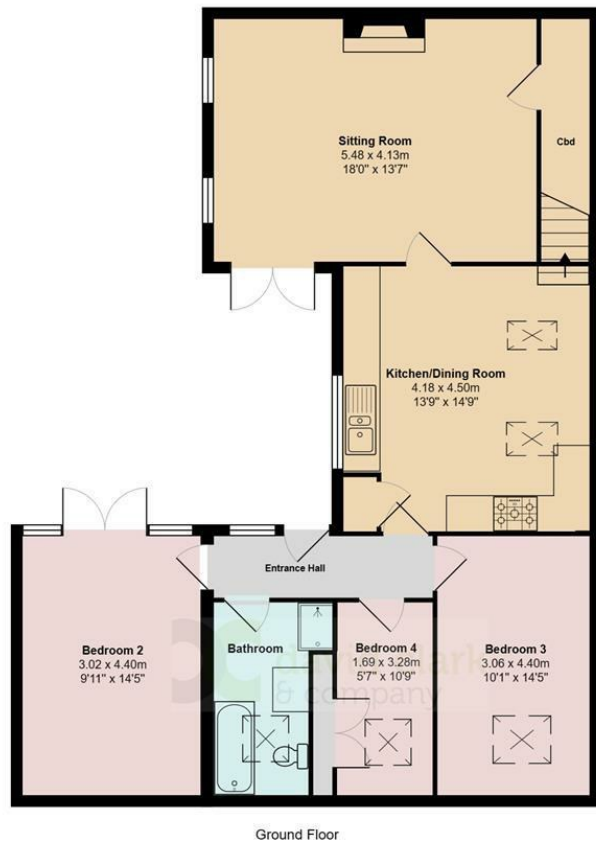
**Bedroom 1:**  
18'1" x 13'6" (5.53 x 4.13)  
'Juliet balcony' with French doors and view to the Cathedral

**En Suite Shower Room:**  
Suite of large shower cubicle, low-level WC and washbasin. Velux roof window.

**Outside:**  
Paved courtyard garden/parking area with double gates to Chantry Lane.



The Coach House, 4 Chantry Lane, Ely, Cambs.



About 114.1 m<sup>2</sup> ... 1228 ft<sup>2</sup>  
 All dimensions / floor plans are approximate and should not be relied upon.

**TENURE**  
 Freehold

**SERVICES**

Water, Electricity and Drainage.

**LOCAL AUTHORITY**

East Cambridgeshire District Council

**COUNCIL TAX BAND**

A

Directions to the property using What3Words.  
 Enter the following link in your browser then click Waze  
 or Google Maps:

<https://w3w.co/opened.deposits.terminal>

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>	<b>England &amp; Wales</b>
		<b>69</b>	EU Directive 2002/91/EC

**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.

Prospect House, 3a St Thomas Place, Ely, Cambs., CB7 4EX  
 01353 665020  
 sales@clarkhomes.co.uk  
 clarkhomes.co.uk

