



BLACK BANK ROAD, LITTLE DOWNHAM, CB6 2UA

PRICE GUIDE: £750,000

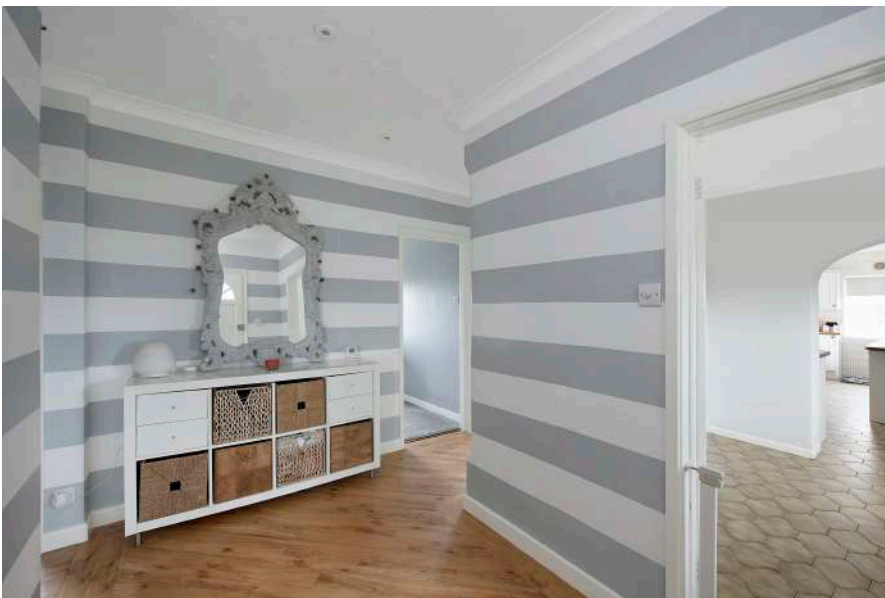
GAVIN HUMAN

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In an excellent location on the fringe of Little Downham and Littleport and close to main roads, Blank Bank Road provides everything you could want for an equestrian property with 4 paddocks over 7 acres and 6 six stables as well extensive storage and excellent access with drive and turning space and secure fencing.

The smart bungalow offers 3 bedrooms and 3 receptions rooms, including a principal bedroom with en-suite, a large conservatory facing the garden and open fields, and a convenient utility room that gives access to the outside allowing for a clean and tidy way to change for the paddocks.



- Extensive equestrian property with over 7 acres
- 4 paddocks and turn out area
- 6 stables, 2 tack rooms
- Stable yard and covered storage
- Main house with 3 double bedrooms
- Principal bedroom with en-suite bathroom
- Large sun lounge
- Breakfast room
- Utility room with door to outside
- Double garage
- Garden with large patio.



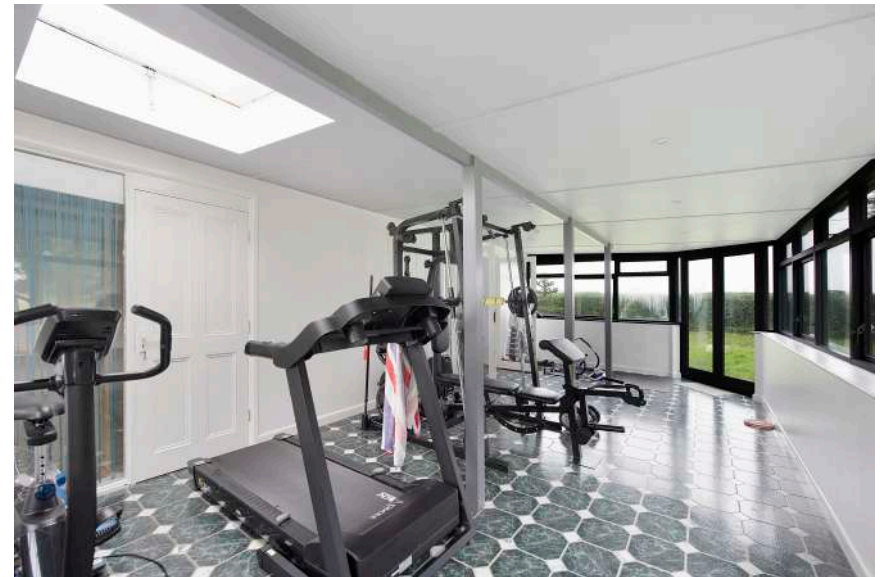
Sitting room

Conservatory / Gym



Dining room

Conservatory / Gym





Breakfast room

An archway leads you from the BREAKFAST room into the **KITCHEN**, which enjoys views across the garden and paddocks. There is also a stable door leading onto the patio, which my clients use as their main entrance. There is ample roll top work surface and the Aga is set within a brick alcove and offers five ovens and two heating plates.

On the right hand side there's a further door leading to a **UTILITY ROOM**. This provides convenient access with a stable door into the front garden and allows for a changing area



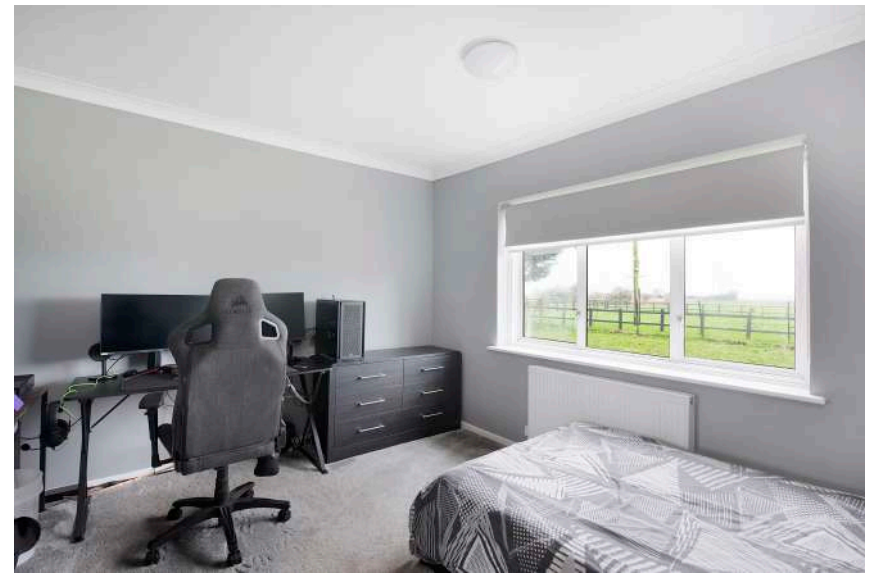
Kitchen

Kitchen





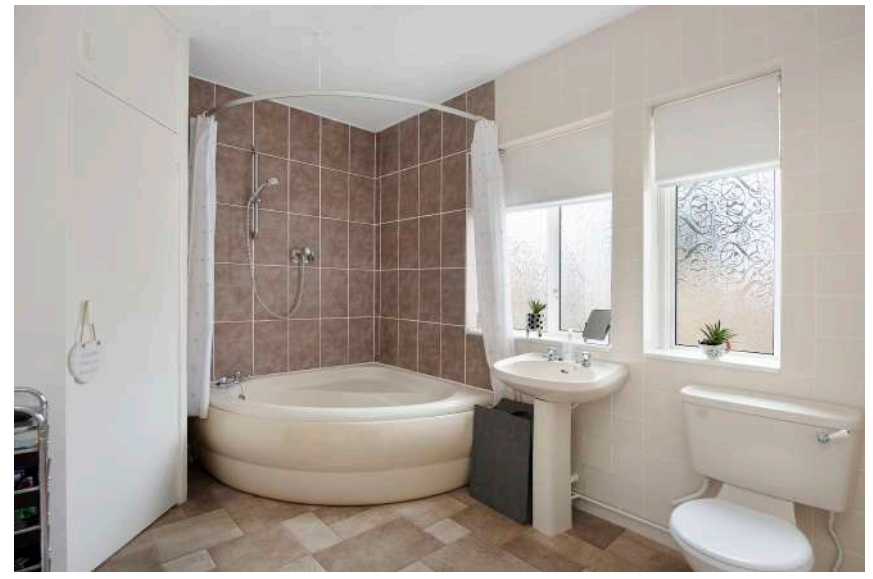
Principal Bedroom with en-suite



Bedroom Two



Bedroom Three



Bathroom



The wrap around garden provides views of the paddocks

There are approximately **7 ACRES** of land split into 4 paddocks with fencing and a turn-out area. There are 2 separate **STABLE BLOCKS** providing 6 stables in total with power and light and water feeders, two tack rooms and a large storage barn with side lean-to.

The first block of stables is a breeze block construction with pitch roof. Two stables with stable doors with water feeder, window to the front and

There is a concrete drive from the main driveway that gives access to the stables and yard with a five bar gate and post and rail fencing making it secure. There is a further L-shaped stables of timber construction with an overhang comprising four stables and tack room.

All the stables have concrete flooring, water feeders, electric lights, and a rear viewing window onto the paddocks.

Behind the paddocks is an enclosed area with covered storage. Ideal for hay or straw and then there's a timber and breeze block constructed storage barn with pitch roof and electric light and power with sliding doors to the front.

There is an additional covered overhang with a five bar gate leading out onto the paddocks.







This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
 Gavin Human - The Cambridge Estate Agent © 2025

KEY INFORMATION

Property Type	Detached bungalow
Bedrooms	Three
Council Tax	Band D
Square footage	2056 sqft approx (5015 sqft inc barn and stables)
EPC Rating	E
Age	1950s
Last sold date	2012
Title Number	CB299777
Plot size	7.16 acres
Heating	Oil Fired Central Heating
Tenure	Freehold

LOCAL AREA

Local Authority	East Cambridgeshire District Council
Flood Risk River & Seas	Medium
Flood Risk surface water	Very low
Conservation Area	No

CONNECTIVITY

Estimated broadband speeds:

Standard	5 mbps
Superfast	49 mbps

Cable/Satellite TV availability

BT	Yes
Sky	Yes
Virgin	No

Mobile Signals (based on calls indoors)

EE	Amber
3 (Three)	Amber
O2	Green
Vodafone	Amber

- Green Likely to have good coverage.
- Amber You may experience some problems.
- Red You should not expect to receive a signal.

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KEY INFORMATION

TRANSPORT (NATIONAL)

National Rail Stations

Littleport	1.59 miles
Ely	4.77 miles

Trunk Roads/Motorways

M11 J14	17.99 miles
M11 J13	19.09 miles
M11 J12	20.56 miles
M11 J11	21.98 miles
M11 J10	25.67

Airports/Helipads

Cambridge Airport	17.09 miles
Stansted Airport	39.45 miles

TRANSPORT (LOCAL)

Bus stops

Black Bank Road	0.31 miles
Noahs Way	0.32 miles
Queens Road	0.55 miles

SCHOOLS

Primary

Littleport Primary	0.52 miles
Millfield Primary School	0.97 miles
Downham Feoffees Primary	2.44 miles

Secondary

Vista Academy	0.76 miles
Ely College	3.60 miles
Kings Ely (Private)	4.47 miles

10 year history of average house prices by property type in PE15

Detached	+86.33%
Semi-Detached	+84.48%
Terraced	+76.36%

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