

EH

EXQUISITE
HOME





SPACIOUS PERIOD HOME

The village of Isleham sits in southeast Cambridgeshire. The Lea Brook and the River Lark form two of its boundaries and it is a thriving community with three pubs, a primary school, a shop and a Post Office. It also has a community centre, cricket and football pitches, a skate park and a multi-use games area, making it ideal for families. There are several other primary schools in neighbouring villages and high schools in Mildenhall and Soham. Transport links here are excellent with the A11/A14 and the A142 roughly equidistant from the village connecting it with Newmarket, Cambridge, Bury St Edmunds and beyond. The village lies between Ely and Mildenhall with Bury St Edmunds seventeen miles to the southeast and Cambridge twenty four miles south. Near the centre of the village and looking out on to unspoiled countryside is this charming detached house, thought to have been built around three hundred and fifty years ago, during the reign of Charles II. Originally three cottages, it is now one spacious and versatile property, still with two of the staircases of the original three in use. The present owner moved in twenty years ago and the house has been greatly improved since then. There is generous off street parking and the front of the house is approached via a path to the porch with gravelled areas to either side.

The front door opens into the small entrance hall with its attractive patterned encaustic floor tiles and to the right is the sitting room with the original bread oven fireplace and pot hooks and a log burner, plus a pair of double doors out into the garden. There are original exposed beams and all in all, this is a very cosy room, ideal for entertaining and relaxing. To the left of the hall is the family room with built in cupboards and shelving, an attractive 1930's fireplace with original tiles and glass French doors to the outside. Leading from these two rooms is the well room with its brick floor and floor-mounted viewing hatch down the well. Steps lead down from it into the cellar where the utility room can be found with plumbing for a washing machine and tumble dryer. There is a second well under the floor, safely capped off. The well room opens directly out on to the garden, natural light streams through a skylight with a slightly raised floor to the three piece bathroom with corner bath. The dining room with the original fireplace (no longer in use) has exposed beams and looks out onto the west facing paved court yard. Like the sitting room, well room and kitchen, it benefits from underfloor heating. The kitchen leads off the dining room with its bespoke dove grey cabinets, built in double Rangemaster with double electric oven and five-ring gas hob, butler sink and pantry cupboards. Next door is the integrated garage and storeroom, which, if desired and with the correct planning permission in place, could easily be knocked through to make a large open plan kitchen/dining/living area. The back garden is an easily manageable size, mainly laid to lawn with some paving ideal for barbecues, al fresco dining or a coffee in the sunshine with friends. With generous off street parking, sheltered outdoor spaces, a delightful village location and an exceptionally spacious and versatile interior with many period features, this is an absolute gem in the perfect setting.

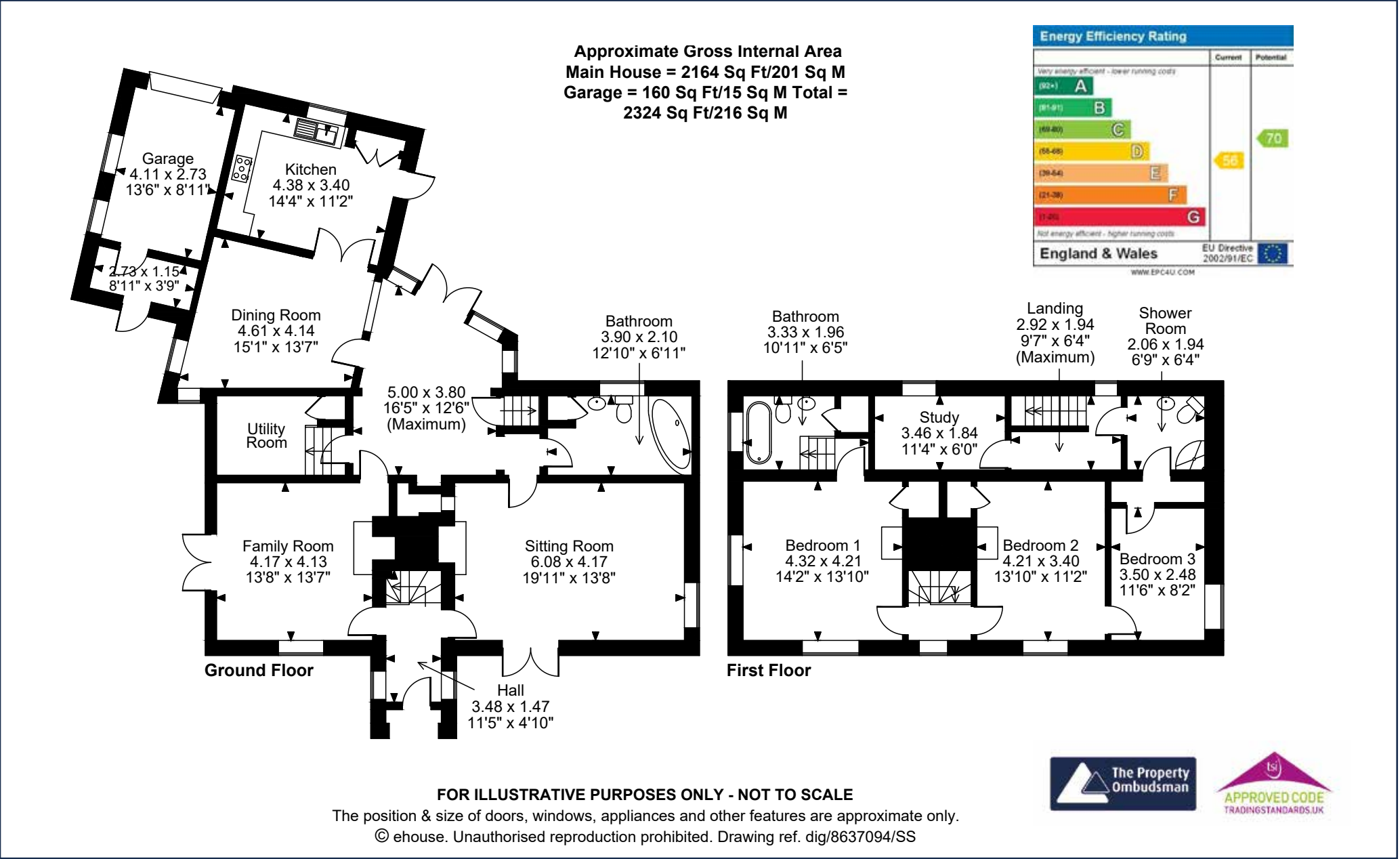
CHARMING PERIOD FEATURES

The staircase rising up from the entrance hall to the landing with its oriel window gives access to the dual aspect principal bedroom with its smart en suite three piece bathroom with freestanding bath and heated towel rail. The second bedroom is a large double and leads into the smaller third bedroom, ideal for a nursery, child's bedroom or even a dressing room. The second staircase rising up from the well room leads to the three piece family shower room and study, ideal for those who have to work from home. The cottage staircases and exposed beams on this level plus the lovely views from the windows make it a delightful part of this historic house.

HUGE SKIES AND OPEN FENS

Beautiful Cambridgeshire with its vast open skies and rich expanses of fenland is dotted with pretty villages, bustling towns and crowned with the historic delight of Cambridge. With the A14, A10 and A11 running across it and regular fast trains going into London, this lovely region is much sought-after by families and commuters alike. Dotted with pretty villages, well-connected to other parts of the country and with historic jewels such as Ely and Cambridge, it is a wonderful part of the county, full of delights.





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