



River Toll Cottage Hive Road, Witcham
Ely

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Nestled in a delightful rural location next to the Hundred Foot River and Washes, River Toll Cottage presents a unique opportunity to own a 3 bedroomed detached house in a large plot within a setting surrounded by an abundance of bird and wildlife drawn to the habitat offered by the neighbouring washes.

This detached property spans approximately 1,750 sq ft comprising hallway, spacious kitchen/diner and lounge, boot room and utility, cloakroom, three double bedrooms, one of which is en-suite and a family bathroom. The property sits on approximately 0.2 acres (STS) of garden, with an additional parcel of land nearby measuring around 0.15 acres (STS) which presents excellent potential for future expansion, be it a garage or outbuilding, subject to necessary planning permissions.

An added benefit is that the property is relatively environmentally friendly as due to the location there is no mains electricity which is instead supplied via solar panels with battery storage (and a generator should it be required).

River Toll Cottage exemplifies countryside living at its finest, offering a blend of modern comforts and natural beauty in a tranquil setting, making it a property well worth considering for those seeking a peaceful retreat with nature and country walks on the doorstep.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



Entrance Hall

With replacement double glazed door to front aspect, stairs to first floor, oak flooring, radiator, large pantry with radiator.

Lounge

With double glazed windows to front and side and double glazed French doors giving an attractive view of the rear garden, feature central fireplace with brick chimney breast and double sided wood burner, two radiators.

Kitchen/Dining Room

With double glazed windows to front and back, fitted with solid wood open fronted storage units and worksurfaces, double bowl butler sink, gas fired range oven and extractor hood, plumbing for dishwasher, freestanding wood burning stove, radiator.

Boot Room

With double glazed window and replacement door to rear garden, radiator.

Cloakroom

With double glazed window to rear, low level WC, wash basin, cupboards including plumbing for washing machine.

Utility

With double glazed window to rear, wall mounted Vaillant boiler, storage batteries for the solar panels, access to loft area, radiator.

Landing

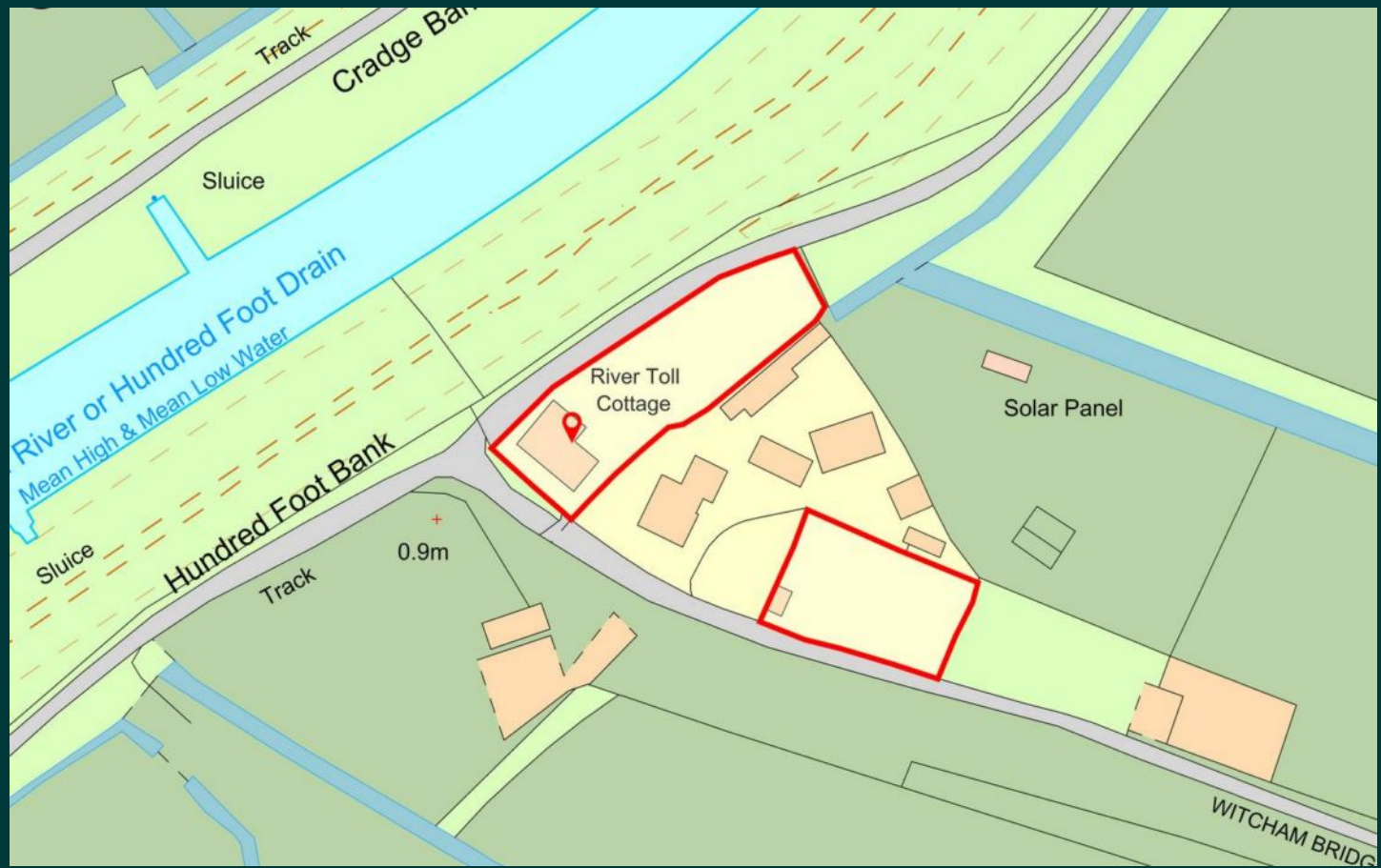
With double glazed window to front, access to loft, radiator.

Bedroom 1

With double glazed window to front, steps up to viewing platform with double glazed windows providing a stunning, elevated view of the Hundred Foot river and surrounding washes, wardrobe, radiator.

En-suite

With double glazed window to rear, shower cubicle, low level WC, vanity unit with wash basin, radiator.



Bedroom 2

With two double glazed windows to front, two radiators.

Bedroom 3

With double glazed window to rear giving an attractive view across the garden and surrounding countryside, radiator.

Bathroom

With double glazed window to rear, panelled bath with shower attachment from the taps, low level WC, pedestal wash basin, radiator.



Garden

River Toll Cottage is located along a quiet drive nestled against the bank of the Hundred Foot river with the washes beyond providing a haven for a wide variety of birds and wildlife rarely seen in more built up locations. The property sits in a plot of approximately 0.2 of an acre (STS) with the added bonus of an additional parcel of land located just along the drive that measures approximately 0.15 of an acre (STS) and is currently an excellent vegetable garden with water supply and with scope to construct a garage or outbuilding (STPP). The garden in which the house sits has been landscaped by the current owners to provide a peaceful and attractive space in which to enjoy the surroundings. Adjoining the house are extended paved seating areas leading onto a lawn which is bordered by well stocked and well maintained beds with established planting, small trees and a Summerhouse. The garden is enclosed by hedging and fencing and has vehicular access at the rear.

Agents Note

Due to the rural location the property is 'off grid' meaning it is not on mains electricity, gas or drainage.

Electricity is by means of solar panels with battery storage (and a generator if required). Drainage is via a septic tank and heating is provided by LPG.











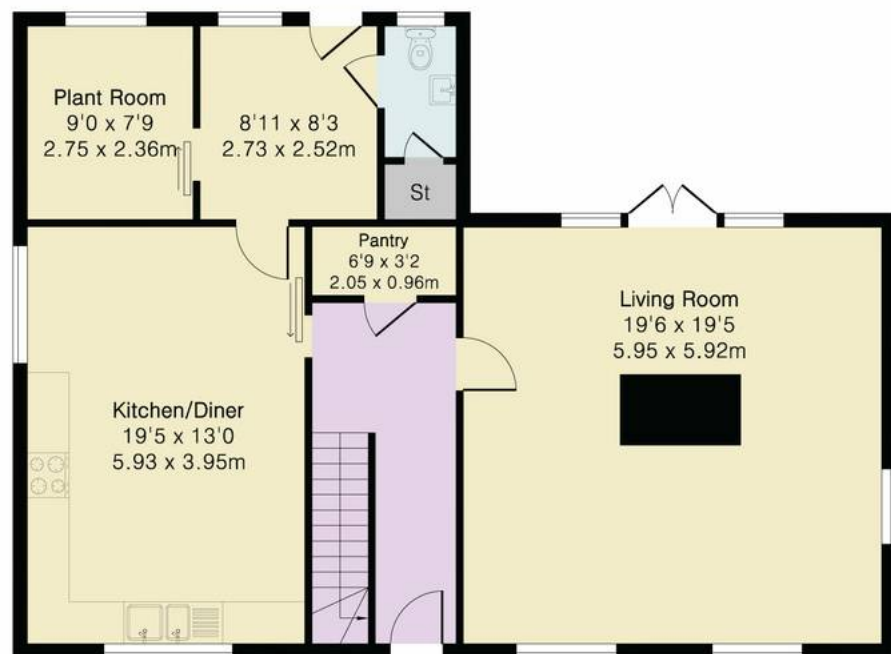


**Approximate Gross Internal Area 1746 sq ft - 162 sq m
(Excluding Outbuilding)**

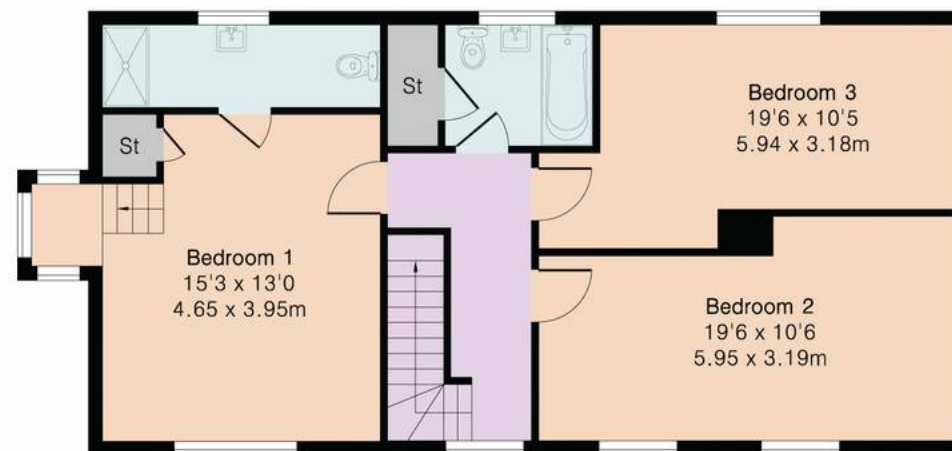
Ground Floor Area 962 sq ft – 89 sq m

First Floor Area 784 sq ft – 73 sq m

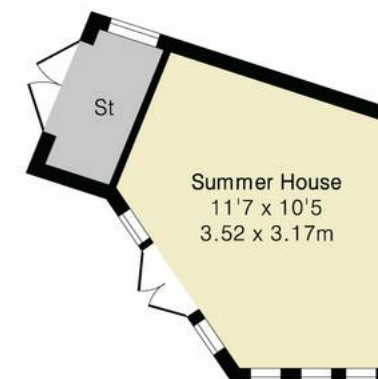
Outbuilding Area 159 sq ft – 15 sq m



Ground Floor



First Floor



Outbuilding





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