



The Common Side Station Road, Little Downham
Ely

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ESTATE AGENTS 

Offers Over £600,000

The Common Side Station Road

Little Downham, Ely

- Detached House In Approx 6 Acres (STS) With Attractive Countryside Views
- Recently Renovated Throughout
- Refitted Kitchen, Bathroom, Cloakroom And Utility
- New Oil Central Heating System/Windows & Doors And Rewired
- 3 Bedrooms
- Lounge And Dining Room
- Yard With Outbuildings Leading Onto Grass Fields
- Excellent Potential For Equestrian
- Planning Permission For Two Storey Extension & Garage Block With Room Above



The Common Side Station Road

Little Downham, Ely

Having just been comprehensively renovated this 3 bedroomed detached home in approximately 6 acres (STS) is ideal for those with an equestrian or smallholding interest, or possibly looking to run a small business from home (subject to obtaining any necessary planning consents).

The accommodation comprises entrance hall, lounge, separate dining room, refitted kitchen/breakfast room with pantry, refitted utility and cloakroom, 3 bedrooms and refitted bathroom. Outside there are gardens, a yard with outbuildings providing ample parking and turning and then leading into approximately 5.5 acres (STS) of grass field.

The property is neighbour to Ely Eventing Centre and overlooks open countryside, whilst an adjoining drove provides scope for country walks or horse riding.

Along with new kitchen, bathroom, decorating and flooring, the recent renovations included rewiring and plastering, a new oil fired central heating system, new windows and doors and upgrading of the insulation to make the property more energy efficient.

An added benefit is a planning consent for a two storey extension which will increase the living space and create a 5 bedroomed house with 4 ensembles. The consent also permits a new double garage with room above.

To fully appreciate the stylish interior, location and extent of the land on offer, a viewing is highly recommended.



Entrance Hall

With door and double glazed window to front, stairs to first floor, underfloor heating.

Kitchen/Breakfast Room

With double glazed window to side, refitted with a range of wall and base level units and drawers with matching worksurfaces, sink unit and drainer, built in electric oven, hob and extractor hood, plumbing for dishwasher, pantry with double glazed window, underfloor heating.

Rear Lobby

With door to outside, underfloor heating.

Utility

With double glazed window to rear, sink unit and drainer, base level storage units and worktop, plumbing for washing machine, space for tumble drier, underfloor heating.

Cloakroom

With replacement suite comprising vanity unit with wash basin and low level WC, double glazed window, underfloor heating.

Lounge

With double glazed windows to rear and side, open fireplace, underfloor heating.

Dining Room

With double glazed window to front, underfloor heating.

Landing

With double glazed window to front, radiator.

Bedroom 1

With double glazed window to rear, built in double wardrobe, radiator.

Bedroom 2

With double glazed window to side, built in double wardrobe, radiator.



Bedroom 3

With double glazed window to front, radiator.

Bathroom

Refitted with vanity unit and wash basin, bath with shower above, low level WC, double glazed window to front, heated towel rail.

Outside

The property sits within a plot of approximately 6 acres (STS) with approximately 5.5 of those acres being a grass field. There are lawned gardens adjoining the house with an extended patio at the rear.

A gravelled driveway leads alongside the house to the rear and opens up into a yard providing extensive parking and turning. There are two open fronted barns which allow for garaging or general storage.



Agents Note

1 - The land is currently classified for agricultural use.

2- The property has the benefit of planning consent to extend the house and create a larger living area and 5 bedrooms with 4 ensembles. The consent also allows the construction of a double garage with a room above. Full details are available on the planning portal of East Cambs District Council with a reference number of 24/01170/FUL.

3 - When the sellers purchased the property they were advised by the survey that the ground floors had suffered from subsidence. As part of the renovations they rectified this by way of installing a new block and beam floor under the guidance of a Structural Engineer.





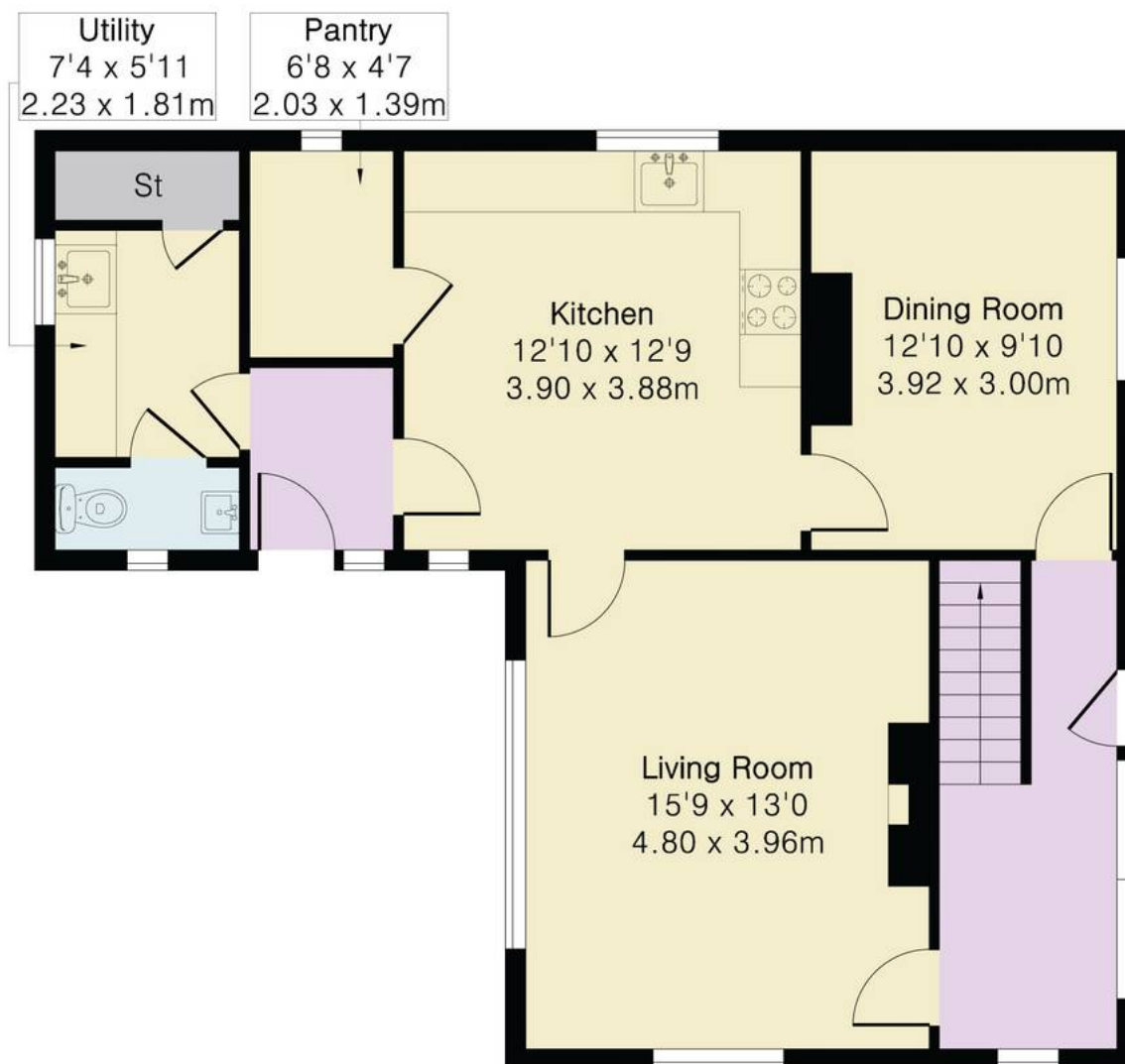




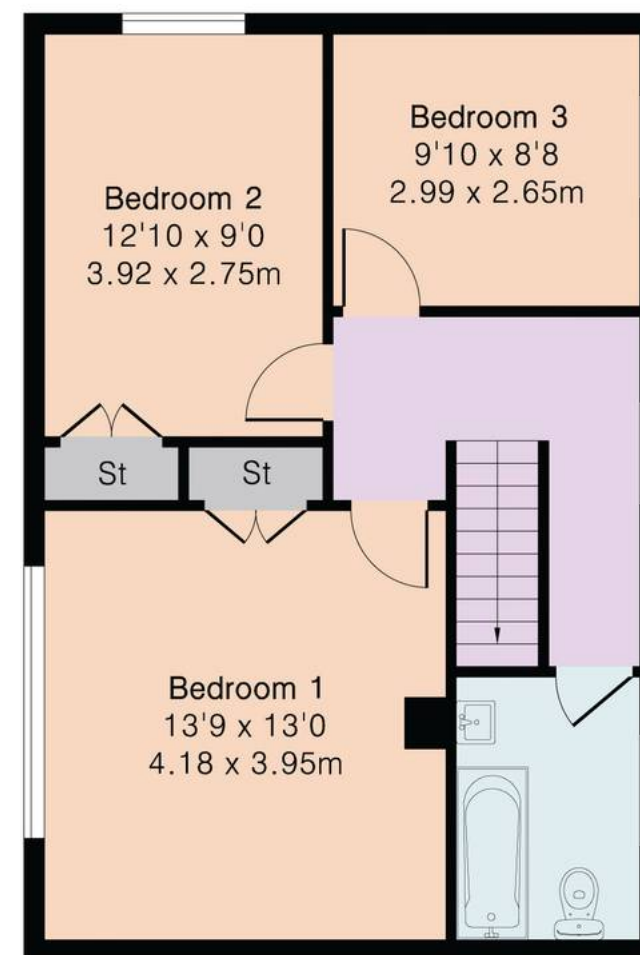
Approximate Gross Internal Area 1297 sq ft - 120 sq m

Ground Floor Area 746 sq ft – 69 sq m

First Floor Area 551 sq ft – 51 sq m



Ground Floor



First Floor



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