



THE STORY OF

Alder House

Coveney, Cambridgeshire

SOWERBYS



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Alder House

24 Main Street, Coveney,
Cambridgeshire, CB6 2DJ

Sold with No Upward Chain

Grade II Listed Thatched Cottage

Modernised Throughout by the Current Owners

Modern Open Plan Kitchen/Diner Overlooking
the Mature Landscaped Garden

Inglenook Fireplace with an Efficient Log-Burning Stove

Original Beams, Floorboards, and Brick Weave Floors

Four Double Bedrooms to the Main House

One Bed Self-Contained Apartment

An Award-Winning Architect Designed Garden
Room with a Sun Deck and Hot Tub

Double Garage and a Fully Enclosed Private Garden

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“We spend winters cosy in the living room, with the fire lit and lanterns twinkling.”

Nine years ago Alder House fell into the best possible hands and has been given a new lease of life. The stunning historic property has been sympathetically transformed for modern living, whilst retaining its precious Grade II listed heritage.

From the outside Alder House exudes charm and character, the quintessential chocolate box cottage. It continues to wow the minute you step foot inside with the abundance of original features you would expect in a property of this nature. From a spectacular inglenook fireplace to stunning herringbone brickwork and original winding staircase.

Alder House has been thoughtfully apportioned to create spaces for all the family. Gather in the bright open plan kitchen to entertain. Retreat to the cosy living room for a quiet evening in front of the fire. Throw open the courtyard doors for a call from the home office. This is a truly versatile property.

The newly fitted high-specification kitchen is stunning and perfectly complements the contemporary oak beamed and glazed extension designed by award winning PIP architects. This beautiful modern living space brings the whole family together and opens out onto the large, countryside garden,







The upstairs of the home has been as carefully thought through as the rest. To one side of the building, the original winding staircase steps up to a guest bedroom in the eaves, bathed in natural light through the dual aspect windows. The main staircase on the other side leads to a spacious landing and three well proportioned bedrooms.

“This house has year-round charm.”

To the front of the cottage, two of the bedrooms have gorgeous sloping ceilings framed by original beams with cosy window seats and enticing corners to curl up with a good book. The principal bedroom is a true haven, enjoying the morning sun whilst benefiting from generous built-in storage and a stylish contemporary en-suite shower room.





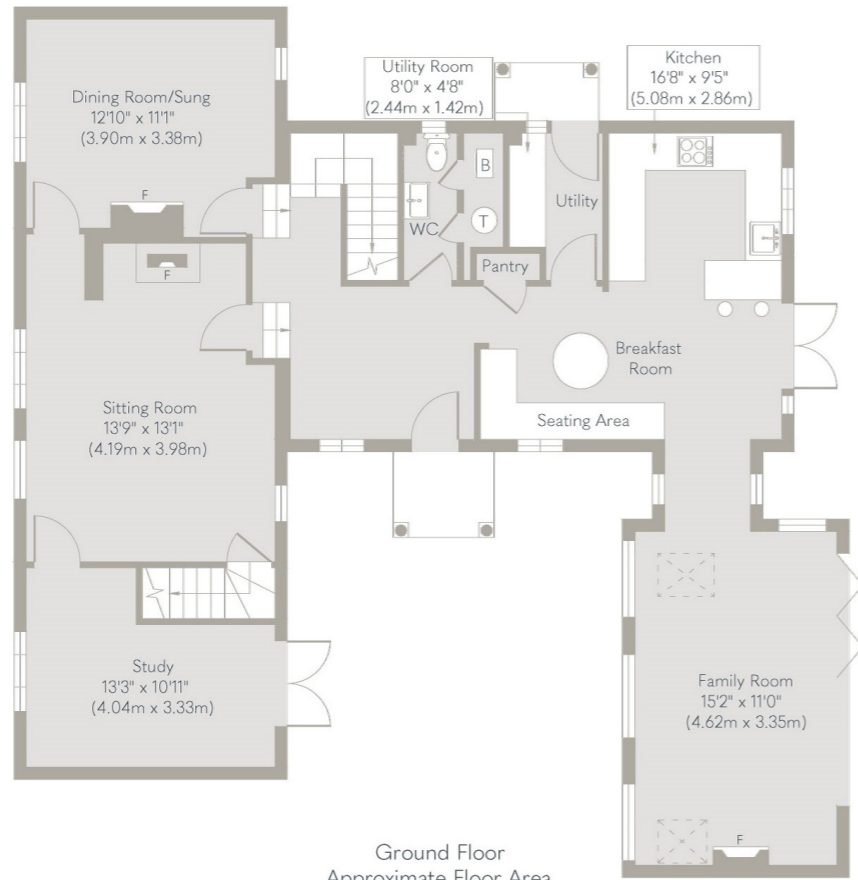
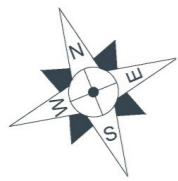
The current owners describe this as an all-year-round home, full of versatile spaces to suit every mood. Taking full advantage of the sunniest spot in the garden is a striking architect-designed outdoor kitchen and sun deck which has featured in popular design magazines. Created from rustic oak beams and stone walling, it has every need covered, with a built-in grill, sink and drinks fridge, a log-burning stove, and a hot-tub with heated outdoor shower.

The self-contained apartment above the double garage has been a lucrative holiday let providing additional passive income and also offers generous guest accommodation for family and friends.

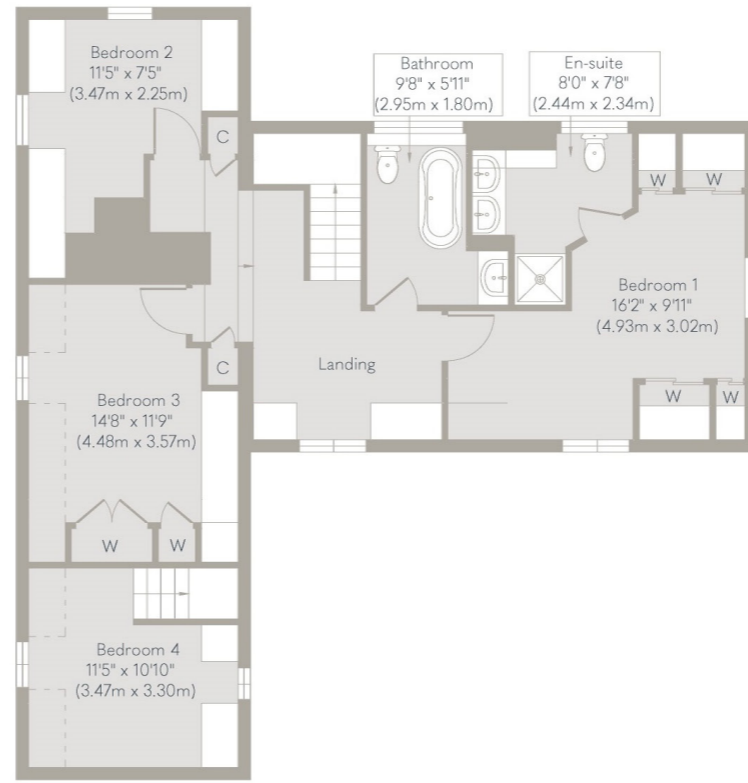
The generous plot of approximately half an acre (STMS) is mainly a well-established garden, containing a small orchard, wildlife pond, children's play zone and attractive mature trees providing dappled shade across the well-kept lawn.

This charming, thatched cottage is a property designed for all seasons, which enjoys a peaceful location right on the edge of the historic cathedral city of Ely. With direct links to Cambridge and London, it is perfect for someone new to call their forever home.





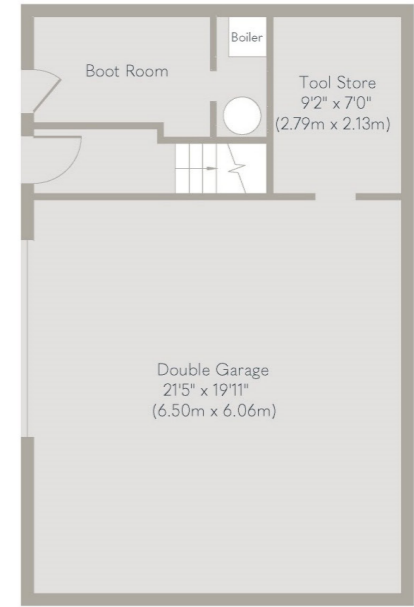
Ground Floor
Approximate Floor Area
1234 sq. ft
(114.64 sq. m)



First Floor
Approximate Floor Area
924 sq. ft
(85.84 sq. m)



Bothy



Ground Floor
Approximate Floor Area
629 sq. ft
(58.43 sq. m)



First Floor
Approximate Floor Area
424 sq. ft
(39.39 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



Coveney

IN CAMBRIDGESHIRE
IS THE PLACE TO CALL HOME



Coveney is northwest of the city of Ely in Cambridgeshire.

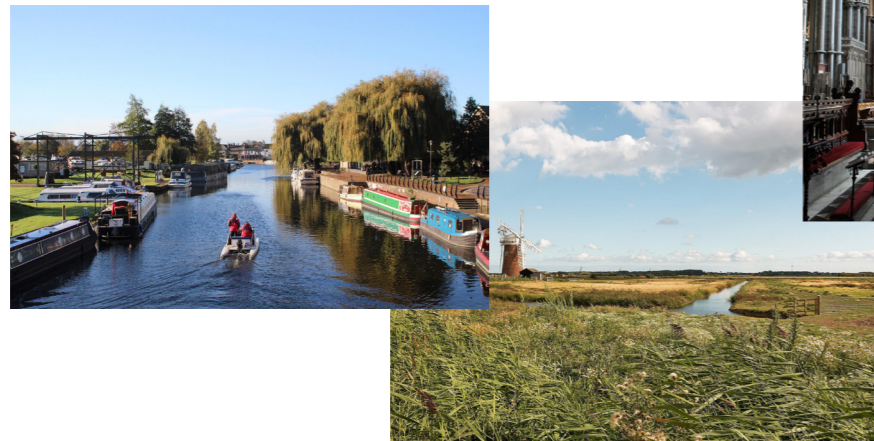
Just under 4 miles away from Ely, boasts green spaces, a charming waterfront and traditional streets to explore. The magnificent Cathedral dominates the skyline for miles around and is one of the country's largest and most beautiful. Known locally as the 'Ship of the Fens' it is famous for its unique Octagon tower, a wonder of the medieval world.

Enjoy sampling the delights of the many cafes and restaurants, visit the art galleries around the waterfront, or simply take time out to relax and watch the river boats pass by. Visit the former home of Oliver Cromwell and his family, perhaps Ely's most famous historical resident, or discover the city's history at the recently redeveloped Ely Museum.

There's a plethora of independent shops alongside the essential high street staples and a weekly schedule of locally renowned markets.

Further afield, the unique unspoilt countryside of East Cambridgeshire is there to be explored. Reclaimed from their natural marsh state, the peat-black Fens are criss-crossed by waterways and blessed by glorious sunsets and big dramatic skies. The towns and villages are delightfully rural, many with riverside locations and their own independent shops and public houses.

Ely has a rail station with excellent national links and an hourly train service running to London. Close by is the world famous academic centre of Cambridge, with its stunning architecture and majestic college buildings. Also a near neighbour is thriving Newmarket, home of horse racing, and the coastlines of North Norfolk and Suffolk are just over an hour's drive away,



Note from the Vendor



“The large contemporary extension is glazed on three aspects, overlooking the tree-filled garden and delightful enclosed courtyard, complete with an authentic brick-built well.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating to main house and electric heating to the flat above the garage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed

TENURE

Freehold.

LOCATION

What3words: ///pool.inert.inhabited

AGENT'S NOTE

There is an uplift clause associated with the property. Please contact us for further details.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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