



- Three Bedroom Detached Bungalow in a Private Location
- Set in Just Under 5 Acres of Gardens and Grazing Land
- Ideal for Equestrian Use Having Stabling, Feed Room, Hay Barn and c. 60m x 20m Arena
 - Large Garage and Ample Vehicle Parking
 - Rural Location

GENERAL AND SITUATION

Approximate Distances:

Chatteris 2 miles • March 9 miles • Ely 12 miles
Huntingdon 17 miles • Peterborough 20 miles • Cambridge 24 miles

An excellent private equestrian home comprising two/three bedroom detached bungalow, set in just under five acres with a large garage, stables, hay barn, arena and paddock grazing; in an accessible rural location.

The property has been utilised as a private equestrian home and offers a good range of facilities. It is set well back from the road up a long driveway and is surrounded by its own land. There is plenty of local hacking on the lanes and droves, whilst the competition centres of College of West Anglia at Milton, Fenning Farm, Forest Edge Arena, Ely Eventing Centre and Keysoe International are all within easy reach.

The nearby town of Chatteris has a good range of facilities and amenities, including junior and senior schooling, church, doctor, dentist, supermarket and a selection of further shopping facilities. There are also a wide range of sporting and social recreation opportunities, plus a much-improved local road network which gives easy access to the larger regional centres. Huntingdon, March and Ely all have mainline rail services.

THE RESIDENCE

A two/three bedroom detached bungalow with double-glazing and oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

A stable style door opens into a **Utility** with tiled flooring and plumbing for a washing machine. The **Utility** leads on to the **Kitchen**, which is fitted with a range of base and wall units with worksurfaces, 1½ bowl sink with mixer tap, integral electric oven and hob with extractor over (extractor not currently connected), space for fridge freezer, space for dishwasher and quarry tiled flooring.

Off the **Kitchen** the bright **Sun Room** has a door to outside, laminate flooring and windows to three aspects and overlooks the front gardens and paddock land beyond.

Also off of the **Kitchen** is the **Bathroom** which has an electric shower in cubicle, bath, wash hand basin, WC, tiled flooring and houses the oil-fired boiler.

An **Inner Hallway** gives access to the **Three Bedrooms**, all of which have laminate flooring, and the generous **Lounge / Dining Room** which has a solid fuel burner set on a tiled hearth, laminate flooring, lovely large windows to one side letting in lots of light, and double doors to the rear garden.





OUTSIDE, OUTBUILDINGS & LAND

From the road a long driveway, leads up past the house to a generous parking area, then on to the **Equestrian Facilities**.

The lovely **Gardens** sit mainly to the front of the house and are laid to lawn with a variety of mature trees and shrubs and a large, attractive **Pond**. There is a pleasant **Patio Area** for outside entertaining, a **Raised Vegetable Bed** and **Two Greenhouses**.

To the side of the house **Outbuilding One** (see floorplan) has four sets of double doors to the front. There is a **Tack Room** with a pedestrian door to the rear.

With ample space to accommodate at least seven cars, in the Agent's opinion, this building would be ideal for those with an interest in vehicles.



EQUESTRIAN FACILITIES

Outbuilding Two (see floorplan) is a **Stable Yard** with concrete yard area and roof overhang, with power and light comprising:

Hay Barn with double doors to front

Stable One with auto drinker

Corner Stable Two with auto drinker

Feed/Tack Room sink with cold water supply

Stable Three with auto drinker



To the rear of the stables is a designated space for a **Muck Trailer**

There is an **Arena** c 60m x 20m with LED lighting, plastic granule surface and post and rail surround.

The **Grazing Land** is situated either side of the driveway and is divided into paddocks with post and rail and electric fencing. It is mainly level pasture.

Nb The **Field Shelter** that can be seen in the photographs is not included in the sale and will be removed by the vendors.



JUST UNDER 5 ACRES IN ALL (About 2 Hectares)

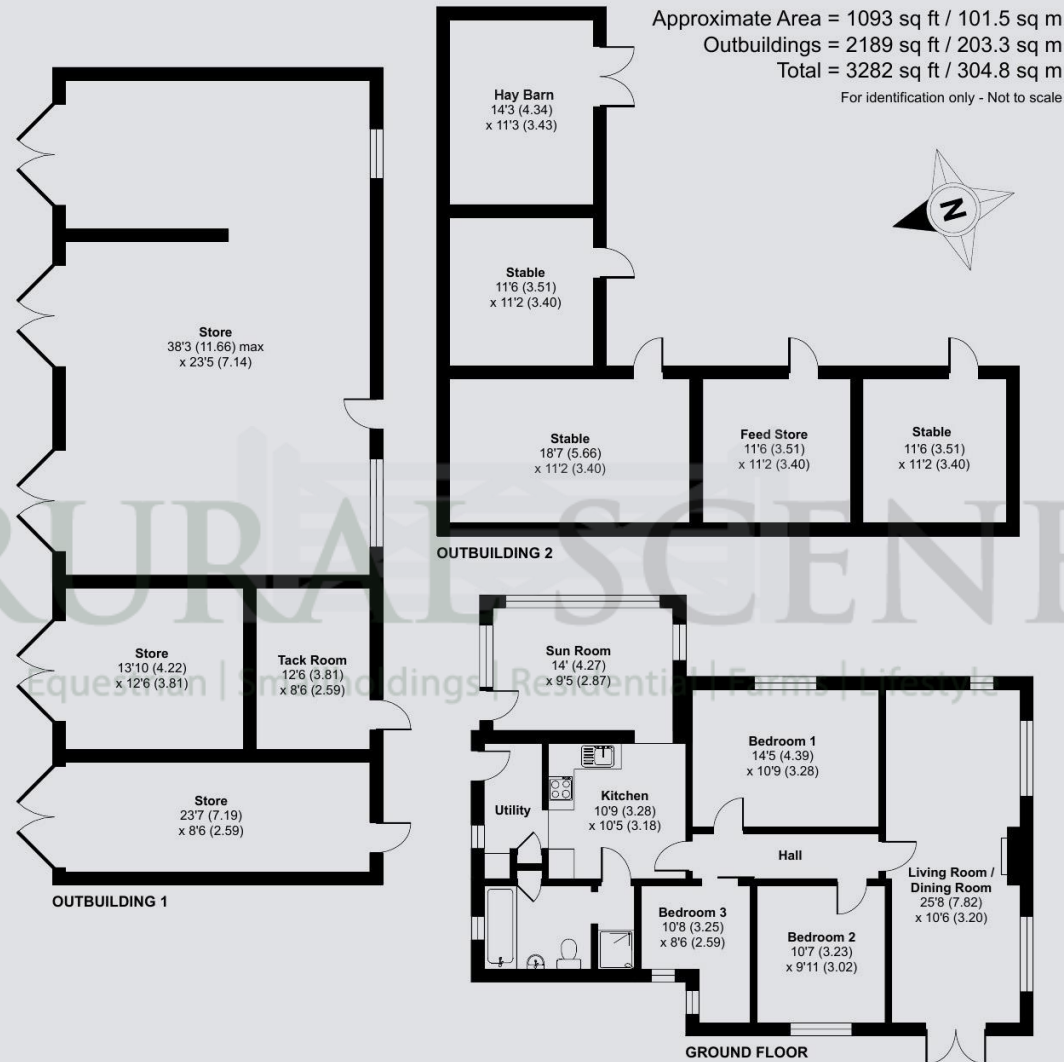
Agent's Note: Planning permission was previously granted, but has now lapsed, for the demolition of the existing dwelling and erection of a 2 storey, 3 bedroom replacement dwelling. This was valid for 3 years from 04/01/2019. Documents can be obtained from the agent or downloaded from the Fenland Planning Portal (ref: F/YR18/1024/F)



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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

FENLAND DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING F COUNCIL TAX C

DIRECTIONS

On the A141 Isle of Ely Way, head south to Chatteris and take the first turning onto the A142 towards Ely, also called Isle of Ely Way. After approx. 3/4 mile take the B1098 New Road left turn towards Manea, and at the end of the road turn left again onto the B1098 towards Manea.

After passing Meadow Farm on the left, the property is the next on the left, there is no For Sale board, but the property does have its own signage

what3words /// stripped.impressed.crafted

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited MULBERRY FARM but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.