



- A Detached Four Bedroom Family Home ● Set in Approx. 3 Acres
  - Excellent Range of Equestrian Facilities
- Four Stables, Tack Room, Hay Barn, Tractor Store and Manège
- Ample Parking with Space for Horsebox ● No Upward Chain
  - Good Accessibility and Excellent Hacking

## GENERAL AND SITUATION

Approximate Distances:

Ely 4 miles • Cambridge 20 miles • Peterborough 28 miles

A four bedroom detached family home set in approx. 3 acres with excellent equestrian facilities inc stabling, barns, manège, paddock grazing and good outriding, in an accessible location and with no upward chain.

The vendors inform us that there is very good outriding available in the local area, as well as numerous riding clubs and equestrian facilities including Ely Equestrian Centre, Fenning Farm, Soham Pony Club and Isleham Eventing Complex. There is potential to obtain an annual seasonal grazing license should further land be required.

The property is situated in an extremely accessible location, close to the A141, A47, A10 and A14 road network. Cambridge and London can be accessed from the Ely Train station in 15 minutes and an hour and a quarter respectively. The city of Ely has a full range of services and amenities.

## THE RESIDENCE

A four bedroom detached home benefitting from double-glazing and oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Front Entrance Door** leads into an **Entrance Hallway** with tiled floor and stairs off to the **First Floor**.

To the left the **Kitchen/Diner** has a range of fitted base units with granite worksurfaces and tiled splashback, double butler sink with mixer tap and space for a freestanding fridge freezer and an electric cooker. A solid fuel Rayburn is in situ, but it is not used and has a wooden mantle above. An understairs cupboard provides useful storage. There is a door to outside, tiled flooring and a door through to the **Utility Room**, which has plumbing for washing machine, space for a tumble dryer, space for a dishwasher, tiled flooring, larder cupboard, single drainer sink unit and oil-fired boiler. Also off the **Kitchen** is the **Downstairs Cloakroom** with WC, Belfast wash hand basin and tiled flooring.

To the right of the **Entrance Hall** is a spacious **Living Room** with dual aspect windows, a multi-fuel burner set in a brick fireplace and oak effect flooring. Double doors lead out to the **Garden**.

On the **First Floor** the generous **Landing** could be utilised as a **Study Area**, and gives access to the **Four Bedrooms**, the largest of which has fitted storage and wardrobes, and the **Family Shower Room** which is fitted with a shower in cubicle, WC, wash hand basin, part tiled walls, heated towel rail and oak-effect flooring. There is an attractive corner storage unit, available by separate negotiation.





## OUTSIDE, OUTBUILDINGS & LAND

A driveway to the front of the property provides ample **Parking Space** and a **Storage Shed** with lighting. To the side there is a screened off concrete base area for the oil tank, whilst to the rear there is a paved and gravelled garden area and a **Patio Seating Area**.

A pathway leads through the **Rear Gardens** to a galvanised gate into the **Equestrian Facilities** which comprise the following with approximate sizes.

**Stable Block** of timber construction with power, light and water supplies, set on a concrete base and yard to the front comprising:

**Tack/Feed Room** 3.5m x 3.5m (11'6 x 11'6) with rug and saddle racks

**Stables One & Two** 3.6m x 3.5m (11'10 x 11'6) with rubber matting and automatic drinkers

**Stable Three** 4.1m x 3.5m (13'5 x 11'6) with rubber matting

**Stable Four** 3.5m x 3.5m (11'6 x 11'6) with rubber matting and automatic drinker.

**Three Bay Open-Fronted Barn** 10.8m x 2.9m (35'8 x 9'6)

**Attached Tractor Store / Gated Barn**

**Manège** c.40m x 20m installed by Maple Arenas with a sand and Alruba rubber surface and post and rail surround. Floodlights from the rear of the stableyard allow riding on winter evenings.

**Muck Heap Recess**

**The Land** is mainly level to gently sloping pasture, currently divided into **Four Paddocks** with post and electric fencing. There is a mains electricity energiser supply for electric fencing. There is an **All-Year Round Sand Turnout Area**. Within the far paddock there is a **Natural Pond** and small area of **Woodland**.

**IN ALL APPROX. 3 ACRES  
(About 1.2 Hectares)**

### AGENT'S NOTES

Nb The current owners rent a parcel of adjoining grazing land and there is the possibility that this annual seasonal grazing license could be continued with a new owner. Prospective Purchasers should make their own enquiries in respect of this.

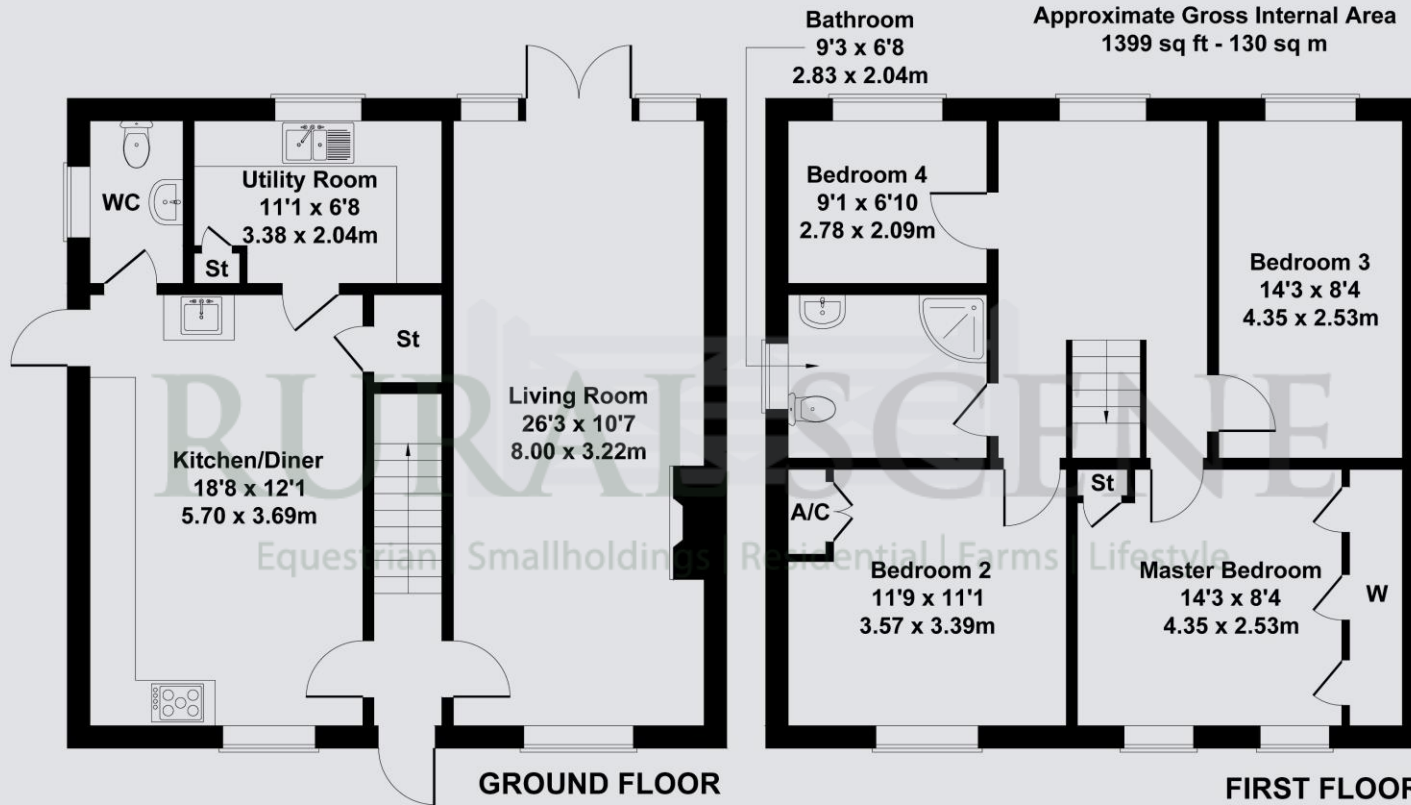
There is a separate right of access from School Lane to the grazing land across a neighbour's land.



# RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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**VIEWING**

Strictly by appointment only with the Agents

**LOCAL AUTHORITY**

EAST CAMBRIDGESHIRE DISTRICT COUNCIL

**SERVICES**

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

TENURE Freehold ENERGY RATING D COUNCIL TAX B

**DIRECTIONS**

From Chatteris follow the A142 for approx. 7.5 miles and then turn left onto Long Causeway. Continue for approx. 1.5 miles onto Long Lane, which then becomes Park Close, and then Main Street. Turn right into School Lane and the property will be found on the left-hand side, almost opposite the Village Hall.

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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 5 SCHOOL LANE 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.

