

HALE FEN FARM 16 Hale Fen, Littleport, Cambridgeshire CB6 1EL

Price Guide £1,250,000



- Detached Four Bedroomed Equestrian Home, Set In Just Under 13 Acres.
- Range of Outbuildings Inc. Office, Workshop, Pole Barn, Stable Block and Hay Barn
- Round Pen, Small Indoor Riding Barn, Manège, Various Turnout Areas, and Paddock Grazing
- Ample Vehicle Parking, Including Space for Horse Box, Caravan, Trailer Boat, Etc
- Beautiful Formal Gardens To The Rear

REF: AR8060

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Littleport 3 miles • Ely 8 miles • Little Downham 14.5 miles • Newmarket 21 miles
Cambridge 24 miles • Kings Lynn 25 miles

A four bedroom detached home set in just under thirteen acres with a range of outbuildings, stables, barns, manège, round pen and paddock grazing. Although ideal for the equestrian enthusiast, the property could lend itself to a variety of uses.

The village of Littleport is in a rural location surrounded by farmland. It is north east of Ely and south east of Downham Market. The local towns are accessible via two principal roads, the A10 and the A110. Littleport railway station provides direct rail services to Ely, Cambridge and Kings Cross.

THE RESIDENCE

A detached house which has been recently redecorated and benefitting from double glazing and oil fired central heating. The majority of the ground floor has wooden flooring. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

Ground Floor

Entered via a front entrance door which leads into a large **Open Plan Reception / Dining Room** with stairs to first floor, dual sided multifuel burner, window to front and archway leading to kitchen and doors leading to sitting room and boot room.

Boot Room with window to rear and stable door leading to rear garden and door leading to the utility room.

Sitting Room with dual sided multifuel burner with brick hearth, dual aspect windows and double doors to utility room.

Kitchen fitted with a range of wooden wall and base units with wooden work surfaces, tiled splash backs, space for electric range style cooker, currently with a Rangemaster oven in situ (available by separate negotiation) with extractor over, space and plumbing for washing machine and dishwasher, space for free standing fridge freezer, 1½ bowl sink, tiled flooring, exposed ceiling beams, dual aspect windows.

Utility Room with window to rear, space for tumble drier, tiled flooring, door to:

Guest WC with two piece suite comprising wash hand basin in vanity unit and WC, tiled flooring and door to rear veranda.

First Floor

Landing with access to:

Bathroom fitted with four piece suite comprising free standing, rolled edge, claw foot bath, shower cubicle, wash basin hand and WC, part tiled walls and tiled flooring. Airing cupboard.

Bedroom One windows to rear and side.

Bedroom Two window to front and side.

Bedroom Three window to rear and exposed wooden flooring.

Bedroom Four window to front.





OUTSIDE, OUTBUILDINGS & LAND

There are formal gardens to the front and rear of the property. The front garden has a range of trees, shrubs and flowers as well as low maintenance gravelled parking area and a log store. The rear garden has a full-length veranda / patio with outside lighting and power points. There is space for a hot tub if required and a further paved patio ideal for outside dining / entertaining with a lawn beyond, raised flower beds with a variety of shrubs and a further wild flower garden.

There are two gated accesses from the road, one leading to the parking area at the front of the house, the other electric gated entrance leads into spacious gravelled yard area providing parking for multiple vehicles, including large lorries / trailers, etc.

There are the following outbuildings, please refer to floorplan for layout and measurements.

Barn / Outbuilding Five Utilised as industrial workshop with 3 phase electricity connected which serves the office and "Black shed".

Outbuilding Seven with internet, electricity and water supplies, comprising **Entrance** with door leading to **Office** which has a log burner in-situ and a **Kitchenette Area** to one end with a range of wall and base units with rolled edge work surfaces and single drainer stainless steel sink unit with mixer tap. A door leads to the **Shower Room** fitted with a three piece suite comprising wash hand basin, shower cubicle and WC. This could offer potential for separate living accommodation, subject to any necessary consents / planning permissions being obtained. **Adjoining Garage / Carport** with roller shutter door.

Outbuilding Six "black shed" This timber building is divided into three sections and has been utilised in the past as an office / tack room / general storage area.

Two Bay Pole Barn / Outbuilding Two open fronted. **Further Barn / Outbuilding Two** with former stables inside, with power and water supply currently used as storage, having cart store and adjoining secure lock up, ideal for tools or tack.

Stable Block / Outbuilding Three bespoke building of timber construction set on a concrete base with **Five Stables** and end **Feed / Tack Room** with water and electricity connected.

Hay Store / Outbuilding Four modern steel building with electricity supply with scope for further internal stabling if required, subject to planning permission/ consent.

Round Pen c. 50. ft silica sand surface and benefitting from drainage.

Manège c.40m x 20m with FlexiRide surface (sand and carpet).

Barn / Outbuilding One currently used as indoor riding arena with FlexiRide surface (sand and carpet).

Three Small Winter Turnout Paddocks

The **Grazing Land** is divided into four main enclosures located to the rear each with **Field Shelters**. There is an **Enclosed Dog Paddock**. The approx. 6.5 acre grassland area to the left of the house has been utilised for hay crops.

IN ALL APPROX. 12.7 ACRES
(About 5.1 Hectares)

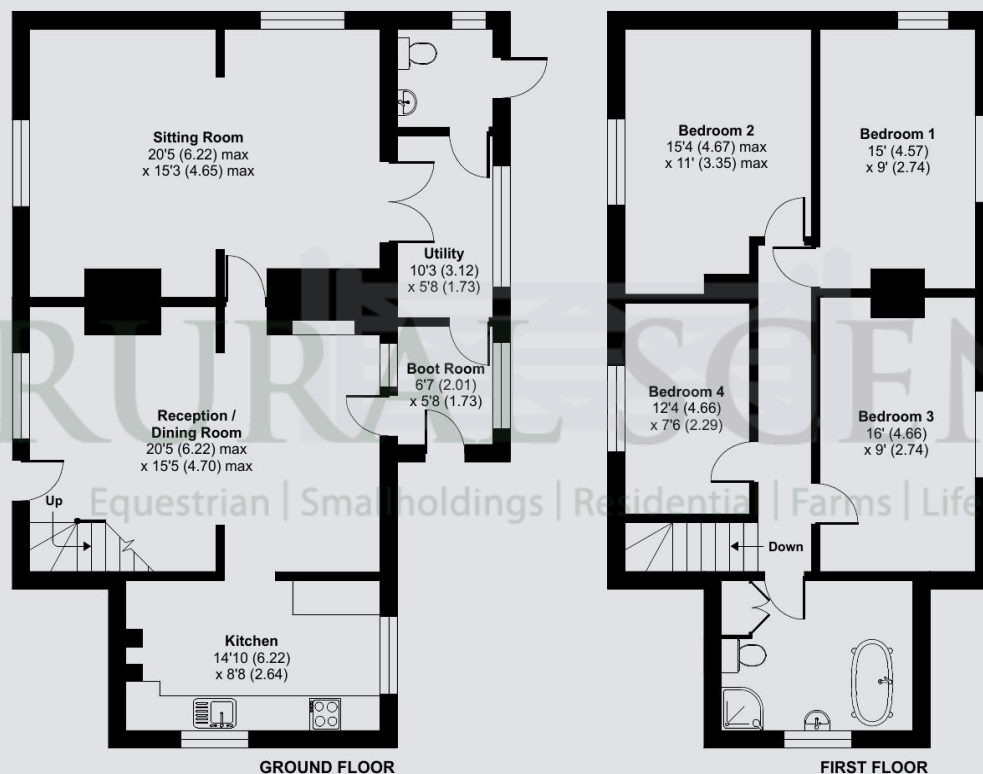
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Approximate Area = 1696 sq ft / 157.5 sq m
 Outbuilding(s) = 10063 sq ft / 934.9 sq m
 Garage = 235 sq ft / 21.8 sq m
 Total = 11994 sq ft / 1114.2 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

EAST CAMBRIDGESHIRE DISTRICT COUNCIL

SERVICES

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

The vendors advise that the house (kitchen and bathroom end) was affected by subsidence in 2010, this was rectified via insurance and the vendors have the paperwork of the repairs (underpinning).

TENURE Freehold ENERGY RATING F COUNCIL TAX D

DIRECTIONS

From Chatteris, head north on B1098 and after approx. ½ mile turn right onto Isle of Ely Way (A142). At the roundabout, take the 2nd exit and continue to on the A142. At the next roundabout take the 2nd exit staying on A142. At Lancaster roundabout take the 1st exit onto Witchford Road (A142). At the next roundabout take the 1st exit onto A10. Stay on the A10 for just over 3 miles and take a left turn onto Hale Fen, turn left and stay on Hale Fen and the property will be located on the right-hand side.

what3words ///masterpiece.craft.gown

RURAL SCENE

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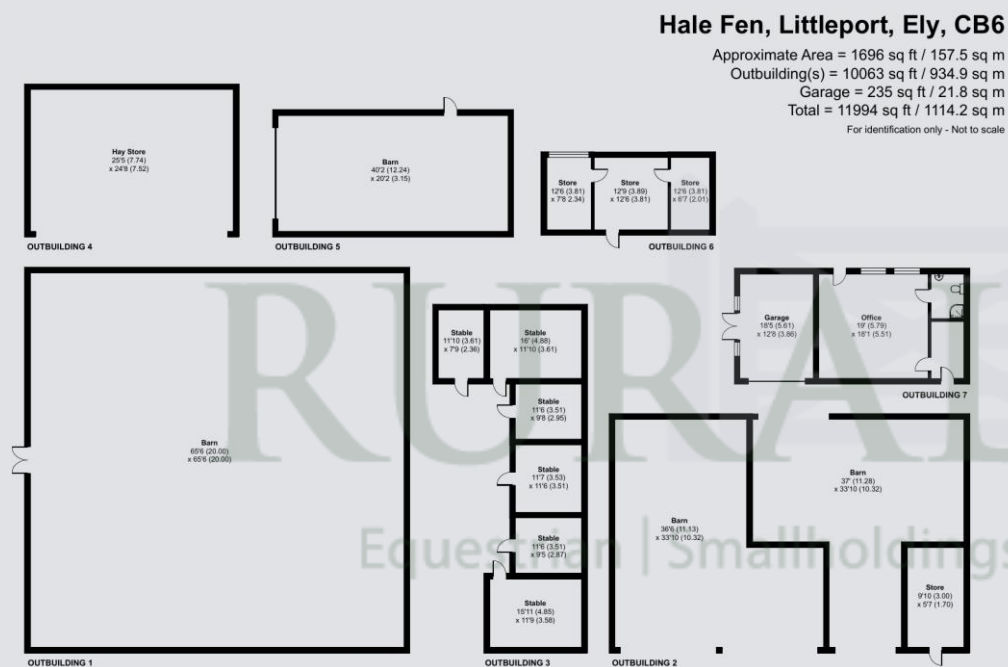
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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made 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 **Hale Fen 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.



Outbuildings

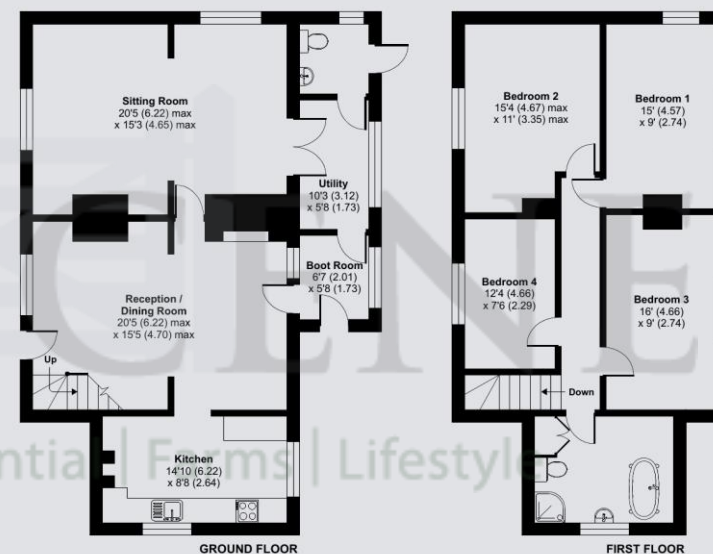


Residence

**Hale Fen, Littleport, Ely, CB6**

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