

COMMROOKS FARM Straight Drove, Wayhead, Ely, Cambridgeshire CB6 2DR Offers Over £1,500,000



- Substantial Detached Three / Four Bedroom Bungalow Set In Approx. 13 Acres
- Superb Equestrian Facilities Including Range of Stables, Outdoor and Indoor Manèges, Tack Room, Rug Room, Wash Box, Turnout Pen, Paddock Grazing and Superb Outriding
 - Large Barn / Kennel Building
 - Extensive Parking and Attractive Gardens
 - No Upwards Chain

REF: AR7910

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Ely 6 miles • Cambridge 21 miles • Peterborough 30 miles

A detached three / four bedroom bungalow with attractive gardens, extensive parking, garaging and superb range of equestrian facilities including stabling, indoor and outdoor manèges and paddock grazing, large barns with potential for conversion (STPC) set in approx. thirteen acres with access to superb, direct out-riding.

This fantastic equestrian property comprises two barns (total of 18 stables), tack room, rug room, wash box, hay store, four bay pole barn, indoor and outdoor manèges and turnout pen.

The two adjoining garages offer scope for conversion to additional / annexe accommodation, subject to planning permission.

The property is located along a quiet drive surrounded by countryside leading down to Hundred Foot River giving access to wonderful hacking opportunities.

The property has been utilised as a private equestrian property by the current owner and is now for sale as the vendors wish to downsize.

Weyhead is a small hamlet within the semi rural parish of Coveney, located a short distance from the Cathedral City of Ely offering day to day shopping facilities and schools. Various sporting and social activities are available in the city. The main A10 network at Ely provides access to Cambridge which in turn links the A14 and M11 motorway to London. In addition, a mainline railway service is available to Cambridge and London from Ely station.



THE RESIDENCE

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

The property is entered at the front via an entrance door which leads into the **Entrance Hallway** with tiled flooring, roof light and spot lighting to ceiling and doors to:

Integral Garage which has electric up and over door, and benefits from power and lighting.

Study with tiled flooring, spot lighting to ceiling and sliding doors to rear elevation.

Opening to **Main Hallway** with access to loft space above, useful storage cupboards and access to:

Dining Room / Optional Bedroom Four with window to side, laminate flooring and built-in cupboards with additional overhead storage space.



L Shaped Open Plan Kitchen / Breakfast Room the hub of the home, fitted with a range of contemporary wall and base units with granite work-surfaces and granite splash-backs, 1½ bowl sink with mixer tap, tiled flooring, space and plumbing for American fridge / freezer, integrated Siemens electric grill and oven. A central island / breakfast bar. Electric Lamone hob with extractor, Siemens integrated dishwasher. Windows to two elevations, double patio doors leading to side garden and door leading to a spacious **Lounge / Reception Room** with dual aspect windows, double doors to outside, feature coal effect fire with marble effect hearth and insert, and wooden fire surround.

Bathroom with three piece suite comprising bath with electric shower over, wash hand basin and WC., tiled flooring, tiled walls and linen cupboard.





Bedroom One a spacious, light room with fitted wardrobes to one wall, window to side, double doors to patio, door to **En Suite** fitted with modern freestanding bath with mood lighting below, wash hand basin in Utopia vanity, WC and walk-in shower cubicle. Marble effect splash backs, spot lighting to ceiling, and useful linen cupboard.

Bedrooms Two and Three both double rooms with fitted wardrobes and one with matching bedside tables and base units with shelves and drawers.

From the **Main Hallway** a door leads into a **Side Hallway** with doors to:

Utility Room fitted with a range of base units with rolled edge worksurfaces, single drainer stainless steel sink unit with mixer tap, tiled splash backs, plumbing for washing machine and tiled flooring.

Adjoining **Boot Room** with tiled flooring and door to rear.

Cloakroom with WC and wash hand basin in vanity unit with tiled splash backs, tiled floor and heated towel rail.

Second Garage with electric up and over door.

OUTSIDE

The property is accessed via electric gates at the front that lead into an extensive driveway and parking area. There are well maintained lawned gardens to the front and rear of the bungalow with established and well stocked borders. The rear garden is enclosed by fencing and screened by mature trees, there is a **Summer House** with electricity and **Timber Shed**. To the side, there is an extensive paved patio and covered seating area with hot tub (not included in sale) and attractive views across the surrounding countryside.

Beyond the rear garden is a pleasant and secluded pond, screened by laurel and trees.

OUTBUILDINGS, EQUESTRIAN FACILITIES and LAND

There is a second access into the property ideal for those using the facilities etc., with further car park to the rear. There is ample space for multiple horse boxes / trailers and HGV's. There are the following outbuildings, please refer to floorplan for approx. sizes:

Barn block built and currently used for tractors and machinery.

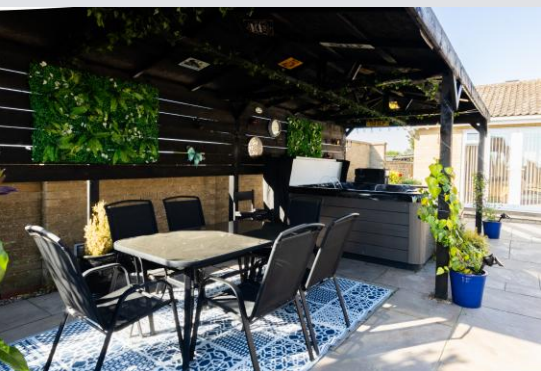
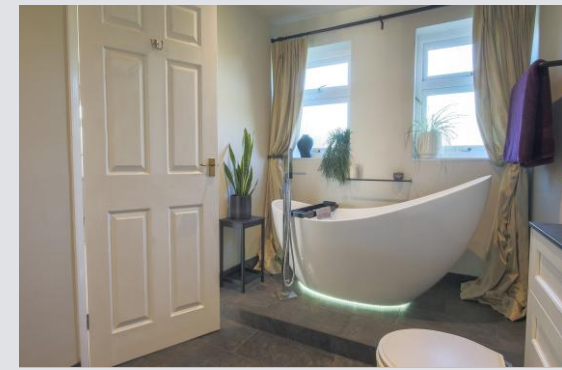
Further Barn / Outbuilding Two (former piggeries).

Stable barn / Outbuilding Three incorporating thirteen stables, wash box, rug room, tack room, yard WC. Some stables have automatic drinkers and rubbing matting which could be available by separate negotiation.

Agricultural Barn / Outbuilding One used as an indoor manège, complete with viewing area and judge's box.



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Outdoor Manège c. 60m x 40m with an "Equestrian Surface" (a sand fibre mix) and water splash to one end.

Outbuilding Four incorporating **Five Internal Stables** and additional storage space.

Winter Turnout Pen

Muck Heap Recess

Allotment Area and **Chicken Pen / Run**

Two Tree Pens for dogs



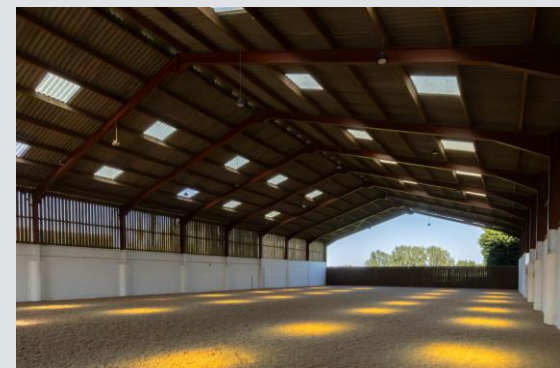
Kennel Building / Outbuilding Five with kitchen to one end and currently incorporates two puppy pens, one family / whelping pen and eight individual kennels. (The kennels are not included in the sale price). The current vendor holds a dog breeding license.

Four Bay Pole Barn open fronted.

The Grazing Land is subdivided for individual turnout. The land to the left hand side of the second driveway has been utilised for a hay crop in recent years and has a **Field Shelter**. The main grazing paddocks are to the rear of the outbuildings, and there is a track around the edge of the land used for dog walking predominantly or track grazing if / when required. It is stock fenced to either side. There are two further turnout paddocks (used for stallions) just beyond the rear garden.

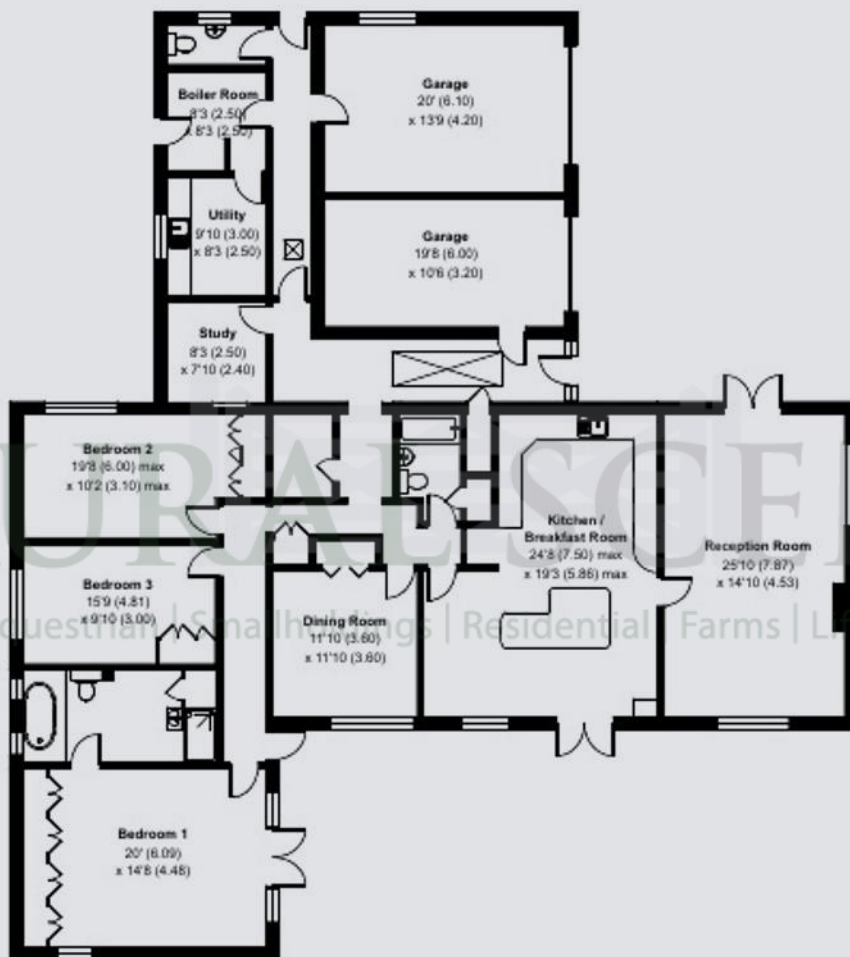
IN ALL APPROX. 13 ACRES
(About 5.2 Hectares)

NB Holiday Lets For anyone who may be interested, there are currently two holiday lets in situ, which could be available by separate negotiation. These will be removed on sale if not purchased. The holiday lets are converted train carriages divided in two sections, each having its own patio and hot tub at each end. Further details available on request including accounts, etc.



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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)

TENURE Freehold ENERGY RATING F COUNCIL TAX D

DIRECTIONS

Travelling along the A10 north of Ely, turn onto the B1411 towards Little Downham. Pass through the village of Little Downham following the B1411 / Main Street for approx. 1 mile. Continue straight on to High Road and after a further approx. 1 mile this becomes Downham Hythe Drove. Proceed for about 1 mile then turn right onto Straight Drove and the property will be found after about ½ a mile on the right hand side.

what3words ///wins.saturate.feuds

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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 **Commrooks 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.

Straight Drove, Coveney, Ely, CB6

Approximate Area = 2554 sq ft / 237.2 sq m

Garage = 488 sq ft / 45.3 sq m

Outbuildings = 21715 sq ft / 2017.3 sq m

Total = 24757 sq ft / 2299.9 sq m

For identification only - Not to scale



Floorplan for identification only. Not to scale. Not to be used for estimating or measuring purposes

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