



The Chapel & Old Sunday School, Main Street,  
Prickwillow, Ely, Cambridgeshire CB7 4UN  
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## The Chapel & Old Sunday School, 3 Main Street, Prickwillow, Ely, Cambridgeshire CB7 4UN

A rare opportunity to purchase a converted late 19th Century chapel and mid 20th Century schoolhouse which lies within this popular village approximately 5 miles from Ely and enjoying wonderful countryside views.

- Converted Chapel Built in 1894
- Open Plan Sitting Room with Galleried Landing
- Open Plan Kitchen/Dining Room
- Utility Room
- Ground Floor Shower Room
- Three Bedrooms & Bathroom
- Double Glazing & Air Source Heat Pump
- Driveway Parking
- Rear Garden Overlooking Countryside

**Guide Price: £500,000**





**PRICKWILLOW** is a small village situated about 4 miles from Ely adjacent to the River Lark.

**ENTRANCE HALL** with quarry tiled flooring, radiator, door to open plan kitchen and dining room and door to:-

**GROUND FLOOR SHOWER ROOM** with two windows to front and fitted with a suite in white comprising pedestal wash hand basin, WC, bidet and walk-in shower (1.59m wide) with 6" circular overhead drencher and hand shower attachment. Two towel rails/radiators.

### **OPEN PLAN KITCHEN/DINING ROOM**

**DINING ROOM** 15'11" x 11'7" (4.84 m x 3.53 m) Dual aspect room with two windows to front and one to rear overlooking the garden with far reaching countryside views. Wood effect flooring, radiator and opening to:-

**KITCHEN** 11'10" x 10'6" (3.61 m x 3.20 m) Stable door with double glazed leaded light inset opening to rear garden, window to rear. Fitted with a range of glazed wall units and base units with work surface over and tiled splashbacks. Built-in double sink unit with mixer taps, carousel unit, tiled floor and door through to:-

**UTILITY ROOM/BOOT ROOM** 10'7" x 9'7" (3.22 m x 2.91 m) with door to garden and windows to side. Double base unit with work surface over, adjacent to which is plumbing and space for washing machine (subject to measurements). Quarry tiled floor.

**TRIPLE ASPECT OPEN PLAN SITTING ROOM** 32'10" x 19'0" (10.00 m x 5.80 m) with staircase leading to the galleried landing, wood effect flooring, two radiators.

**FIRST FLOOR GALLERIED LANDING** overlooking the sitting room with fitted shelving and door to main landing with Velux window to front, wood effect flooring, radiator.

**BEDROOM ONE** 12'8" x 8'5" (3.86 m x 2.57 m) plus door recess. Velux roof light to rear, fitted wardrobes to one wall with mirror sliding doors. Radiator.

**BEDROOM TWO** 9'7" x 7'7" (2.93 m x 2.30 m) with Velux window to rear. Wood effect flooring and radiator.

**BEDROOM THREE** 9'9" x 8'0" (2.96 m x 2.45 m) with wood effect flooring. Radiator.

**BATHROOM** with Velux window to rear. 'P' shaped bath with offset mixer tap and hand shower attachment, pedestal wash hand basin and close coupled WC. Two useful shelved cupboards, towel rail/radiator.

**EXTERIOR** The property is set back behind a mainly gravelled frontage with a Leylandii hedge providing off street parking for several vehicles. Small loggia to one side sheltering the air source heat pump with further space for storage. The rear garden consists of a raised patio, beyond which it is predominantly laid to lawn with several shaped beds and gravelled area which enjoys wonderful countryside views.

**Tenure** The property is Freehold

**Council Tax** Band C      **EPC** C (23/64)

**Viewing** By Arrangement with Pocock & Shaw  
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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.