



Cambria House, High Street, Sutton, Ely, CB6 2RB

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Cambria House is an imposing, Grade II listed 17th century family residence boasting a wealth of character features. It offers versatile accommodation in excess of 4,000 sq ft, set within grounds of approx. 0.7 acres (sts) in the heart of this popular village. The property also includes the opportunity for renovation of a separate self-contained detached single storey annexe boasting accommodation of 1200 sq ft (sts) which lends itself towards multi-generational use or investment possibilities (stp).

- Sitting room, Dining room & Conservatory
- Spacious kitchen / family room
- Principal bedroom with en-suite bathroom
- Five further bedrooms & family bathroom
- Large cellar & separate annexe in need of renovation
- Extensive south-facing rear gardens, rear driveway parking & garage

Guide Price: £695,000



SUTTON is a large village situated on high ground about 6 miles west of Ely and only about 15 miles from Cambridge. The village has several amenities, including local shops, a pharmacy, a primary school and a parish church while Ely, with its bi-weekly markets, shopping, supermarkets and amenities, is within easy reach. Ely is also home to a choice of schools, including the independent King's Ely, and a magnificent cathedral. Once known as the 'Ship of the Fens', Ely Cathedral is a mix of Romanesque and Gothic architectural styles and is of significant historical interest.

THE PROPERTY This 4,000+ sq ft detached period house features substantial accommodation across three floors with character throughout, including sash windows, stripped wooden floorboards and original fireplaces. It occupies a beautiful plot of approximately 0.7 acres in the heart of Sutton village. This house and south-facing garden really do need to be seen to appreciate fully their sheer scale and potential.

RECEPTION HALL 16'1" x 10'0" (4.89 m x 3.05 m) with door to front aspect, feature staircase rising to the first floor and separate stairs leading to the cellar. Radiator. The hall then leads to two main reception rooms.

SITTING ROOM 21'2" x 17'5" (6.45 m x 5.30 m) maximum measurements. A well-proportioned sitting room with dual aspect, including French doors opening onto the rear south-facing garden and sash window to front with bespoke internal wooden shutters. Original (working) fireplace, exposed wooden floorboards and four radiators.

FORMAL DINING ROOM 17'9" x 16'1" (5.40 m x 4.89 m) which also has an original (working) fireplace and plenty of natural light, single sash windows to front aspect and one to side, bespoke internal wooden shutters, original stone floor, alcove cupboard. Radiator.

KITCHEN/FAMILY ROOM 26'6" x 20'10" (8.08 m x 6.35 m) maximum measurements. This capacious room is ideal for entertaining. **KITCHEN AREA** with bespoke wooden units, a central island housing ceramic butler sink, a separate range cooker and hob with extractor hood above and tiled splashback, built-in alcove storage cupboards, sash window to side aspect and door leading to conservatory.

FAMILY AREA with French doors opening to south-facing garden and separate sash window, exposed wooden flooring throughout. Radiator.

UTILITY ROOM 9'0" x 7'2" (2.75 m x 2.18 m) with a Belfast sink and spaces for washing machine and tumble dryer along with plenty of storage. Access to the downstairs cloakroom with low-level WC wash hand basin. Rear door out to the driveway. Radiator.

CONSERVATORY 13'1" x 9'7" (4.00 m x 2.92 m) Opening to the south-facing rear garden. Radiator.

FIRST FLOOR LANDING with staircase rising to second floor, window to rear aspect and storage cupboard. Radiator.

PRINCIPAL BEDROOM 21'6" x 16'5" (6.55 m x 5.00 m) maximum measurements. Dual aspect room with sash windows to front and rear, two built in alcove storage cupboards, feature fireplace, exposed wooden flooring. Two radiators.

EN-SUITE BATHROOM Fitted with a three piece suite comprising bath with shower, pedestal wash hand basin and low-level WC. Sash window to front aspect. Radiator.

BEDROOM TWO 16'7" x 16'2" (5.05 m x 4.94 m) with original fitted wardrobes, sash window to front aspect, pedestal, wash hand basin. Two radiators.

BEDROOM THREE 12'8" x 12'2" (3.86 m x 3.71 m) Generous double bedroom overlooking the garden, wash hand basin, sash window to rear and side. Radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising bath pedestal wash hand basin, sash window and airing cupboard housing hot water tank. Radiator. Separate WC.

SECOND FLOOR LANDING

BEDROOM FOUR 16'2" x 15'8" (4.94 m x 4.77 m) Dual aspect with sash windows to front and rear offering spectacular views across the fen. Integral wardrobe space. Radiator.

BEDROOM FIVE 16'2" x 13'11" (4.94 m x 4.25 m) with sash window to front aspect and two built-in cupboards.

BEDROOM SIX 13'1" x 8'10" (3.98 m x 2.69 m) with sash window to front aspect. Radiator.



CELLAR The cellar, which can be accessed from the entrance hall, is extensive and provides ample dry storage space. It was clearly the kitchen before the house was extended and modernised in, we think, around 1800.

EXTERIOR To the exterior, the south-facing garden is extensive and offers a tranquil retreat, being scarcely overlooked. It has been partially maintained and enhanced by its current owners. Adorned with a huge variety of mature trees and shrubs, it has multiple seating areas making it ideal for outdoor dining and entertaining. There is a large garden shed and access, via a gate, to the private driveway, with parking for several vehicles, and the old doctors' surgery.

ANNEXE / OLD DOCTORS SURGERY Separate from the main house is a detached 1,300 sq.ft. single storey building originally built as the village doctors' surgery before subsequently being converted into two flats. It has been completely stripped back to bare walls and can be accessed from the drive.

Tenure - The property is Freehold

Council Tax - Band G

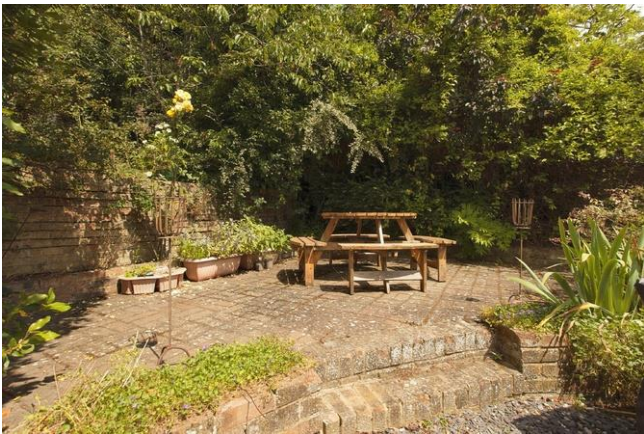
EPC E (47/64)

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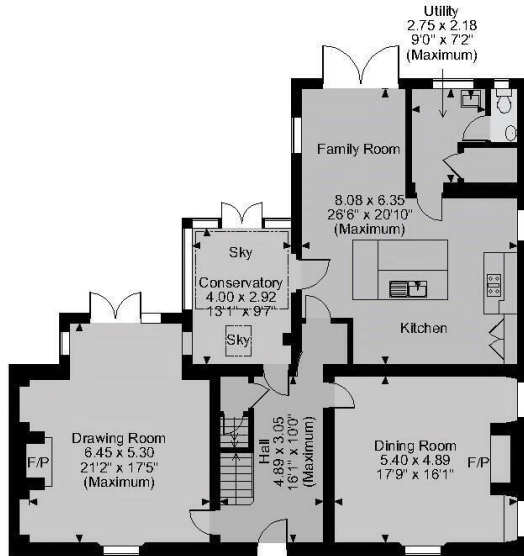
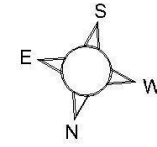
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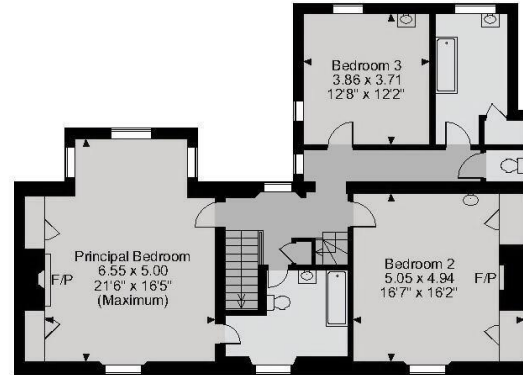
Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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.



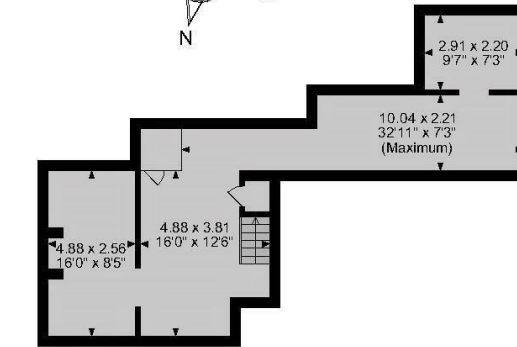
High Street, Sutton, Ely
Internal area 4,018 sq ft (373 sq m)



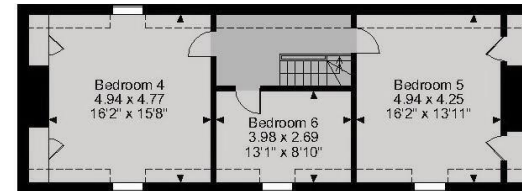
Ground Floor



First Floor

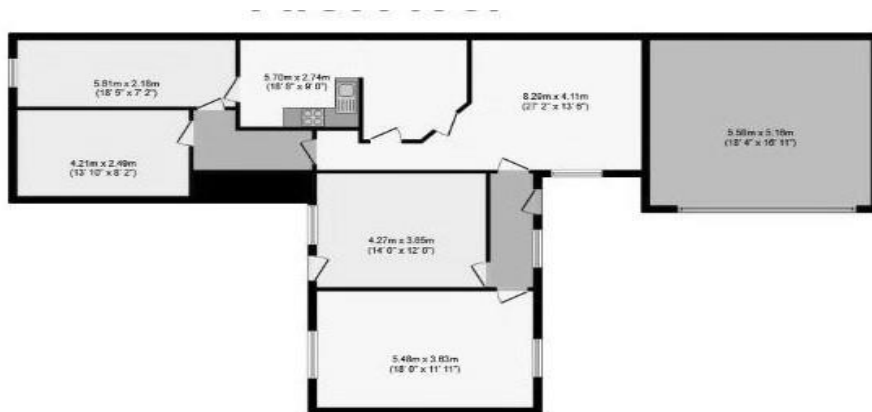


Cellar



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height



Annexe

