



**Ely Road, Queen Adelaide, Ely, Cambridgeshire CB7 4TZ**

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## Ely Road, Queen Adelaide, Ely, Cambridgeshire CB7 4TZ

A striking two storey barn conversion only 2 miles to Ely City Centre and boasting a wealth of character features combined with modern contemporary design with far reaching attractive countryside views. Viewing is highly recommended.

- Open Plan Bespoke Fitted Kitchen with Integrated Appliances
- Open Plan Dining Room
- Living Room with Full Length Windows
- Inner Hall / Study Area
- Three Bedrooms - Bedroom One with En-Suite & Countryside Views
- Family Bathroom
- Vaulted Ceilings and Exposed Timbers to Galleried Landing
- Rear Garden & Parking/Car Port
- High Specifications & High Energy Rating

**Guide Price: £550,000**





**QUEEN ADELAIDE** is a small hamlet which is situated about half a mile from the Cathedral City of Ely.

**RECEPTION HALL** Open plan and leading into the dining and kitchen areas either side. Built in storage cupboard.

**KITCHEN** 15'6" x 11'1" (4.72 m x 3.39 m) Fitted grey and white faced cabinets, black granite and timber worktops with hob and double sink unit, tall cupboards with integrated ovens and fridge freezer, drawer units and integrated dishwasher.

**DINING ROOM** 14'11" x 10'6" (4.55 m x 3.19 m) with sliding tilt and turn door within fully glazed window to garden and windows to front and rear.

**DOWNSTAIRS CLOAKROOM** Fitted with a white suite comprising low level WC and wash hand basin. Worktop to vanity unit and travertine stone flooring.

**DUAL ASPECT LIVING ROOM** 19'8" x 11'2" (6.00 m x 3.41 m) with shelving and storage to one wall. Sliding tilt and turn door within fully glazed arched window to garden and window to side.

**INNER HALL / STUDY AREA** with staircase rising to first floor.

**UTILITY ROOM** 6'2" x 5'7" (1.87 m x 1.70 m) Calor LPG gas fired boiler for heating and hot water. Space and plumbing for washing machine.

**FIRST FLOOR LANDING** Spacious area with window that takes in the farmland views to rear over the garden and open void down to living room. Full height shelving to recessed wall.

**PRINCIPAL BEDROOM SUITE** 17'7" x 10'5" (5.36 m x 3.18 m) Triple aspect with sliding tilt and turn door within fully glazed window having views over garden and farmland beyond. Further windows to either side. Built in wardrobe.

**EN-SUITE SHOWER ROOM** Fitted with a white suite comprising low level wall-hung WC, wash hand basin in vanity surface and large shower cubicle.

**BEDROOM TWO** 14'10" x 10'4" (4.52 m x 3.15 m) Vaulted ceiling with exposed truss timbers and rooflight, built in wardrobe storage and wall cabinets.

**BEDROOM THREE** 14'2" x 11'3" (4.31 m x 3.42 m) Vaulted ceiling with exposed truss timbers and rooflight, built in wardrobe storage and storage cabinets.

**FAMILY BATHROOM** Fitted with a white suite comprising low level WC, wash hand basin and bath. Worktop to vanity unit, flooring and bath panel in travertine stone.

**EXTERIOR** Covered car-port space with lighting, power and storage space above with loft ladder access. Rear courtyard garden with Yorkstone paving, pebbled areas and raised planters, external tap and watering system. Rear parking space.

**AGENTS NOTE** Solar panels fitted with an annual income from the feed-in tariff. Details to be confirmed. Underfloor heating throughout. Engineered Oak Flooring & Travertine stone floors. Calor LPG Gas is in a communal bulk storage tank with metered supply. Right of Way in place for the access road.





**Tenure** - The property is Freehold

**Council Tax** - Band E

**EPC** B (81/81)

**Viewing** - By Arrangement with Pocock & Shaw  
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Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** CWH-7114

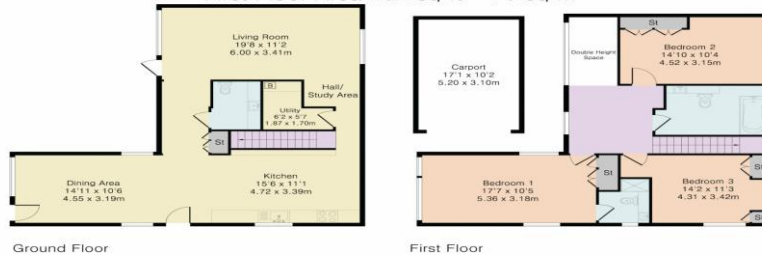


Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any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





**Approximate Gross Internal Area 1584 sq ft - 147 sq m**  
 Ground Floor Area 832 sq ft - 77 sq m  
 First Floor Area 752 sq ft - 70 sq m



**PINK PLAN**

Although Pink Plan ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



**Pocock + Shaw**

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