



Mulberry Cottage, Cambridge Road, Ely, CB7 4HJ

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A Grade II Listed detached property dating back to the 18th Century situated within a most sought-after City location with private gardens extending to approx. 1/3 of an acre. 4 Bedrooms, 3 reception rooms, oak framed double cart lodge.

- Substantial Grade II Listed Detached Home
- Spacious Drawing Room
- Dining Room with inglenook fireplace
- Kitchen/Breakfast Room
- Utility Room
- Conservatory/Family Room
- Four Double Bedrooms (One to Ground Floor)
- Bathroom & Shower Room
- Superb Rear Gardens of Approx. 1/3 of an acre
- Driveway Parking & Double Cart Lodge

Asking Price: £850,000



ELY Home to a world famous 900 year old Cathedral, the historic city of ELY lies on the river Great Ouse probably no more than 15 miles from the City of Cambridge. There are a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and takeaways. The A10 links the two cities from which links to the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

ENTRANCE HALL with entrance door to front aspect, staircase rising to first floor, exposed beams, oak floor, built-in cloaks cupboard, radiator.

DRAWING ROOM 18'5" x 14'3" (5.61 m x 4.34 m) maximum measurements. With secondary glazed sash window to front aspect and French doors to Family Room/Conservatory, exposed beams, brick open fireplace with display alcoves and cupboards beneath, Victorian style radiator.

LIVING ROOM 23'4" x 11'1" (7.11 m x 3.38 m) with two sets of French doors opening on to the rear and side patios, windows overlooking the garden, radiator.

DINING ROOM 16'0" x 15'11" (4.88 m x 4.85 m) maximum measurements. Dual aspect with windows to front and rear aspects, superb inglenook fireplace with oak lintel over and tiled hearth, exposed beams, brick floor, radiator.

KITCHEN/BREAKFAST ROOM

KITCHEN 15'8" x 11'1" (4.78m x 3.38m) Fitted with a wide range of matching wall and base storage units and drawers with granite work surfaces over. Inset 1 & 1/4 bowl stainless steel single drainer sink unit, plumbing for dishwasher, Neff electric double oven, hob and extractor hood, gas fired Aga, and window to front aspect, opening to:-

BREAKFAST ROOM 9' 6" x 7' (2.9m x 2.13m) with windows and French doors overlooking the garden, brick floor.

UTILITY ROOM 10'6" x 7'6" (3.20 m x 2.29 m) with window to side aspect. Fitted with a range of wall and base storage units with oak work surfaces over, under mounted butler sink, exposed beams, quarry tiled floor, secondary staircase to first floor, radiator.

LAUNDRY ROOM with water softener, heated towel rail, plumbing for washing machine, tiled floor.

REAR LOBBY with door to side aspect, quarry tiled floor, door to WC and broom cupboard. **PANTRY** cupboard.

BEDROOM FOUR 13'7" x 8'10" (4.14 m x 2.69 m) with window to rear aspect. Radiator.

FIRST FLOOR LANDING with window to front aspect, Victorian style radiator.

BEDROOM ONE 16'2" x 12'8" (4.93 m x 3.86 m) Dual aspect with two windows to side and window to rear aspect, fitted wardrobes with mirrored doors to one wall, radiator.

BEDROOM TWO 16'6" x 13'7" (5.03 m x 4.14 m) Dual aspect with window to front and window to rear overlooking the garden, cast iron fireplace with timber surround (not in use), built-in wardrobe, Victorian style radiator, door to:-

BEDROOM THREE 16'2" x 13'4" (4.93 m x 4.06 m) maximum measurements. This room can be accessed from either bedroom two or the secondary staircase leading up from the utility. With window to front aspect, built-in double wardrobe, Victorian style radiator.

BATHROOM Fitted with a four piece suite comprising low level WC, pedestal wash hand basin, panel bath and shower cubicle. Access to loft, window to rear aspect overlooking the garden, heated towel rail.

SIDE LANDING with staircase leading down to utility room, access to loft, cupboard housing hot water cylinder, radiator.

SHOWER ROOM Suite comprising low level WC, pedestal wash hand basin, shower cubicle, window to rear aspect, radiator.

EXTERIOR The property sits on a plot of approximately 1/3rd of an acre (sts) with the gardens being a particularly attractive feature. To the side of the house is a gravelled driveway with electronically operated gates and provides ample parking in front of the oak framed double cart lodge which measures 17'5" x 16'11" with power and light connected and a storage area above one bay.

Within the gardens are two areas of extensive patio adjoining the property, one also contains a pond with water feature and provides an ideal outdoor entertaining area. Connecting the patios is an attractive and well maintained rose garden with box hedging and gravel paths which in turn lead down to the lawn. The lawn is bordered by well stocked beds with a wide variety of plants, shrubs and trees creating a great deal of privacy within the garden. A gravelled path surrounds the garden and leads to the rear where there are two timber built storage sheds fruit trees including pear, greengage, cherry & apple. The garden is surrounded by the original Victorian 1.8m high brick wall and is well screened offering attractive views of Ely Cathedral.



Tenure - The property is Freehold

Council Tax - Band F

EPC To Follow

Viewing - By Arrangement with Pocock & Shaw
Tel: 01353 668091
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www.pocock.co.uk

Ref CWH- 7181



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.



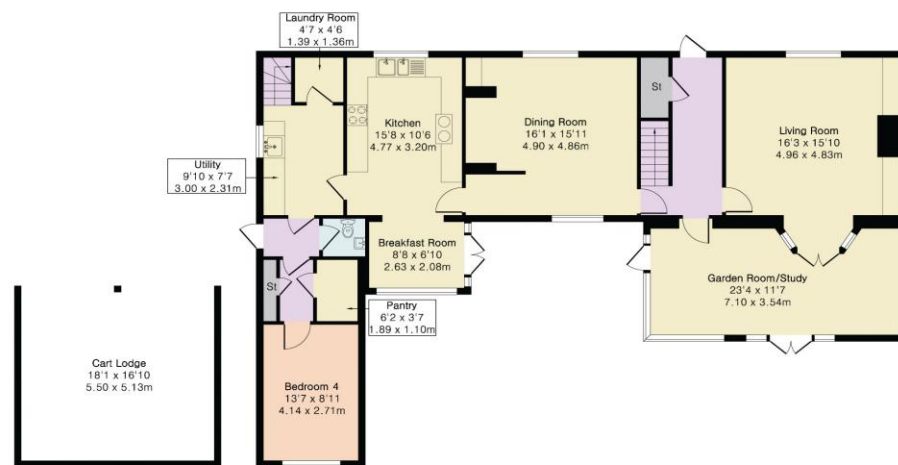
Approximate Gross Internal Area 2455 sq ft - 228 sq m

Ground Floor Area 1521 sq ft – 141 sq m

First Floor Area 934 sq ft – 87 sq m



First Floor



Ground Floor

