



**Ivy Cottage, Upware  
Ely, CB7 5YQ  
Guide Price £795,000**

**MA**  
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# Ivy Cottage, Ely, CB7 5YQ

A stunning detached five bedroom period property nestling within a semi-rural location and enjoying beautiful mature gardens with some delightful open views.

This impressive property oozes with charm and character and has been careful extended and improved by the current owners. The property offers a lovely blend of striking period features whilst enjoying some superb open plan living.

Incredibly deceptive and boasting accommodation around 3000 square foot, the property offers rooms to include reception hall, sitting room fabulous open plan kitchen/family/dining room with built in appliances and bi-fold doors, study, boot room, utility room, bedroom 5 and ensuite shower, four further bedrooms ( ensuite to master and dressing area) and family bathroom.

Externally the property offers extensive driveway providing ample parking, gated approach to a useful range of outbuilding (workshop/gym/store room) and outstanding garden providing a lovely addition to this superb family home.

Rarely available, viewing recommended.

### Entrance Hall

Spacious, light entrance hall with wood flooring. Radiator. Window to front aspect. Half glazed door leading to front, opening to sitting room. Stairs to first floor.

### Kitchen/Dining/Family Room

29'8" x 20'0"

Stunning kitchen/dining/family room with slate flagstone flooring. Kitchen: contemporary kitchen with range of eye and base level cupboards with composite worktop and matching island with inset induction hob with down draw extractor. Inset sink with mixer tap over. Integrated eye level ovens. Attractively tiled splashbacks to working areas. Space for American style fridge/freezer. Spacious dining/family areas. Sliding doors leading to well presented patio area and rear garden. Sky light. Double glazed doors leading to sitting room. Doors leading to study and boot room.

### Sitting Room

21'2" x 20'10"

Beautifully presented sitting room with wood flooring. Feature inset fire place with inset wooden beam mantel and slate hearth, currently fitted with wood burner stove. Dual windows overlooking front aspect. Double glazed doors to kitchen/dining/family room. Door to Bedroom 5. Opening to entrance hall.

### Study

9'8" x 9'2"

Generous room with slate flagstone flooring. Window overlooking rear aspect. Door to kitchen/dining/family room.

### Boot Room

14'9" x 7'8"

With slate flagstone flooring. Storge cupboard. Side external door. Door to utility and cloakroom.

### Utility

8'8" x 6'9"

With a range of eye and base level cupboards with wooden working surfaces over. Inset ceramic sink with mixer tap over. Integrated eye level ovens. Attractively tiled splashbacks to working areas. Space for washing machine and tumble dryer. window to the side aspect.

### Bedroom 5

12'10" x 10'10"

Spacious double bedroom with wood flooring. Floor to ceiling window overlooking front aspect. Vertical radiator. Doors leading to en suite and sitting room.

### En Suite

Contemporary en suite with white suite comprising low level, concealed cistern, W.C., inset hand basin with mixer tap over and built-in storage cabinets under and generous walk-in shower with wall mounted shower, attractively tiled. Tiled flooring. Ladder radiator. Door to bedroom 5.

### Cloakroom

Contemporary white suite comprising low level, concealed cistern, W.C. and wall mounted hand basin with mixer tap over with built-in storage cupboard under. Attractively tiled. Sliding door to boot room.

### Landing

With access to the airing cupboard. Doors through to bedrooms and bathroom.

### Master Bedroom

15'8" x 13'10"

Spacious master bedroom with wooden flooring. Triple windows, dual aspect to rear and side. Vertical and Victorian style radiators. Opening to dressing area. Door to landing.

### Dressing Area

11'11" x 6'2"

Generous dressing area with built-in wardrobes with mirrored doors. Wooden flooring. Window to side aspect. Opening to Master bedroom, door to en suite.

### En Suite

Contemporary en suite with white suite comprising low level W.C., wall mounted hand basin with mixer tap over and storage drawers under and generous walk-in shower with wall and ceiling mounted showers. Attractively tiled throughout wet areas. Tiled flooring. Ladder radiator. Window to side aspect. Door to master bedroom.

### Bedroom 2

14'0" x 11'11"

Generous double bedroom with wooden flooring. Opening to closet area. Radiator. Window to rear aspect. Door to landing.

### Bedroom 3

13'7" x 11'9"

Generous double bedroom with wooden flooring. Radiator. Window to front aspect. Door to landing.

### Bedroom 4

13'7" x 11'9"

Generous double bedroom with wooden flooring. Radiator. Window to front aspect. Door to landing.

### Bathroom

Contemporary bathroom with white suite comprising low level, concealed cistern, W.C., inset, wall mounted, ceramic sink with mixer tap over and storage drawers under and bath with mixer tap over and generous walk in shower with wall mounted shower. Attractively tiled to wet areas. Tiled flooring. Contemporary wood strip panelling. Window to side aspect.

### Externally

### Gym

11'2" x 11'1"

With power and lighting. Door through to store room.

### Workshop

11'1" x 9'3"

With power and lighting.

### Outside - Front

Extensive laid to shingle driveway creating ample off-road car parking space, Double swing gate leading through to the rear garden.

### Outside - Rear

Spectacular landscaped garden. Ample laid to lawn space and extensive patio area with laid porcelain tiles, garden shed, a variety of well looked after trees, shrubs and flowers. Further down the garden is a enclosed chicken coop.

### PROPERTY INFORMATION

Maintenance fee - N/A

EPC - D

Tenure - Freehold

Council Tax Band - D (East Cambridge)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 239 SQM

Parking – Off-Road Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Underfloor heating, Oil

Broadband Connected - TBC

Broadband Type – Ultrafast available, 1800Mbps download, 200Mbps upload

Mobile Signal/Coverage – Ofcom suggest limited/none

Rights of Way, Easements, Covenants – None that the vendor is aware of

**Approximate Gross Internal Area 3021 sq ft - 281 sq m**

Ground Floor Area 1602 sq ft – 149 sq m

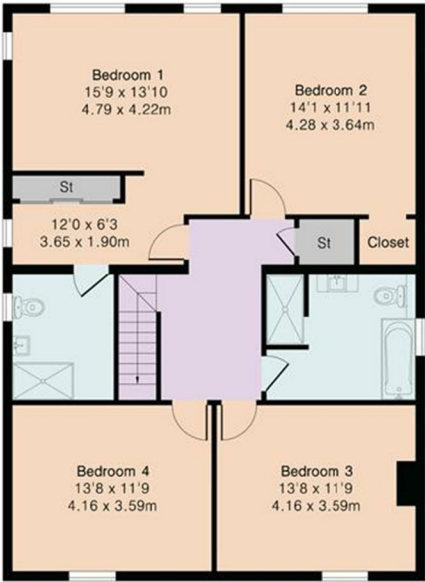
First Floor Area 1096 sq ft – 102 sq m

Outbuilding Area 323 sq ft – 30 sq m

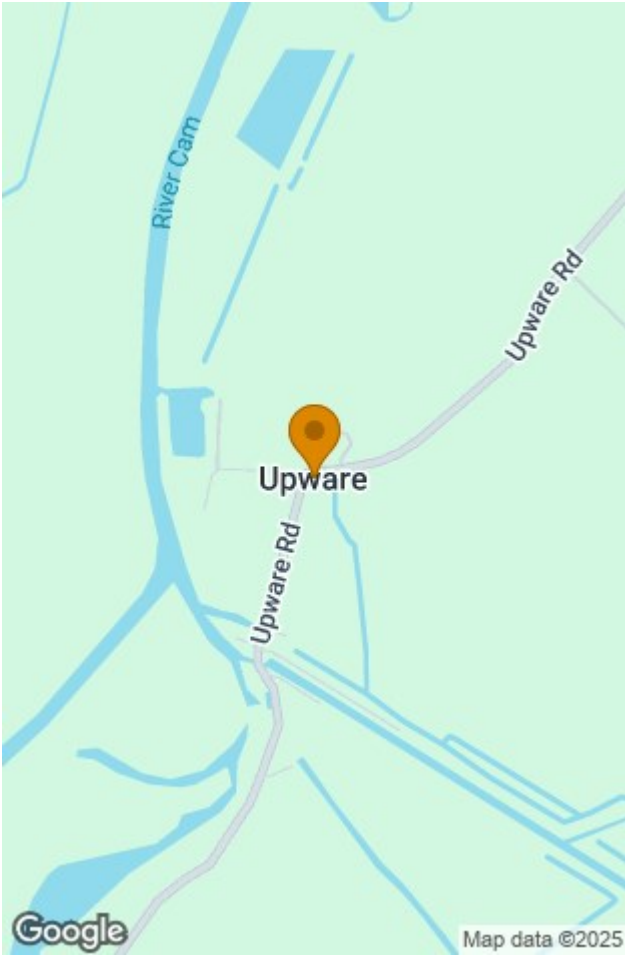


Outbuilding

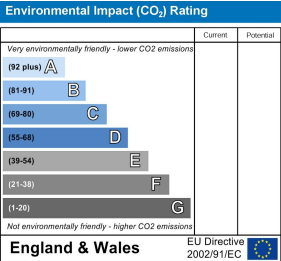
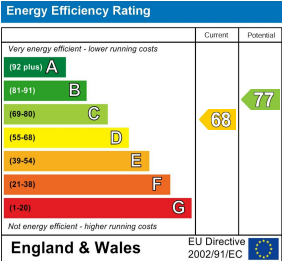
Ground Floor



First Floor



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