



**Mare Fen Farm Little Mare Fen Drove**  
**Ely, Cambridgeshire CB6 1RH**  
**Offers In The Region Of £575,000**

**shires**  
residential

**A two/three bedroom detached bungalow situated in a rural position, standing in a plot of approximately six acres, (subject to measured survey), including paddocks and a range of outbuildings. Offered to the market with the benefit of no onward chain.**

**Door to: CONSERVATORY/UTILITY/BOOT ROOM**

On a day to day basis, the property would usually be accessed from the rear, via the conservatory/utility room/boot room. This leads to the hall, which itself provides access to all principle rooms.

**KITCHEN/BREAKFAST ROOM**

17'9 x 14' (5.41m x 4.27m)

An 'L' shaped room with an updated range of base units and drawers. Space for free standing cooker with extractor above. Inset stainless steel sink unit with mixer tap and tiled splashback. Built in dishwasher. Window to side and rear with particularly good view to the side across agricultural land.

**LOUNGE**

16' x 12' (4.88m x 3.66m)

With brick fire place. Window to front.

**DINING ROOM**

14' x 12' (4.27m x 3.66m)

Generous proportioned room with windows to front and side.

**BEDROOM ONE**

14' x 10' plus 12' x 11' (4.27m x 3.05m plus 3.66m x 3.35m)

This room originally comprised bedrooms one and three, which have been connected together via an archway to create a spacious oversized bedroom with fitted wardrobes and two windows to front.

**BEDROOM TWO**

15' x 14' (4.57m x 4.27m)

A double bedroom with bay window to the side.

**SHOWER ROOM**

Recently updated with oversized shower cubicle, vanity wash basin, low level WC and part tiling.

**OUTSIDE**

One of the principle attractions of the property is the land, paddocks/grass area/arable land, and selection of outbuildings. The property is approached from the side where the driveway leads to the garage, which is structurally deficient. The main garden is situated predominantly to the front and side, where the oil tank is situated and a selection of shrubs and plants.

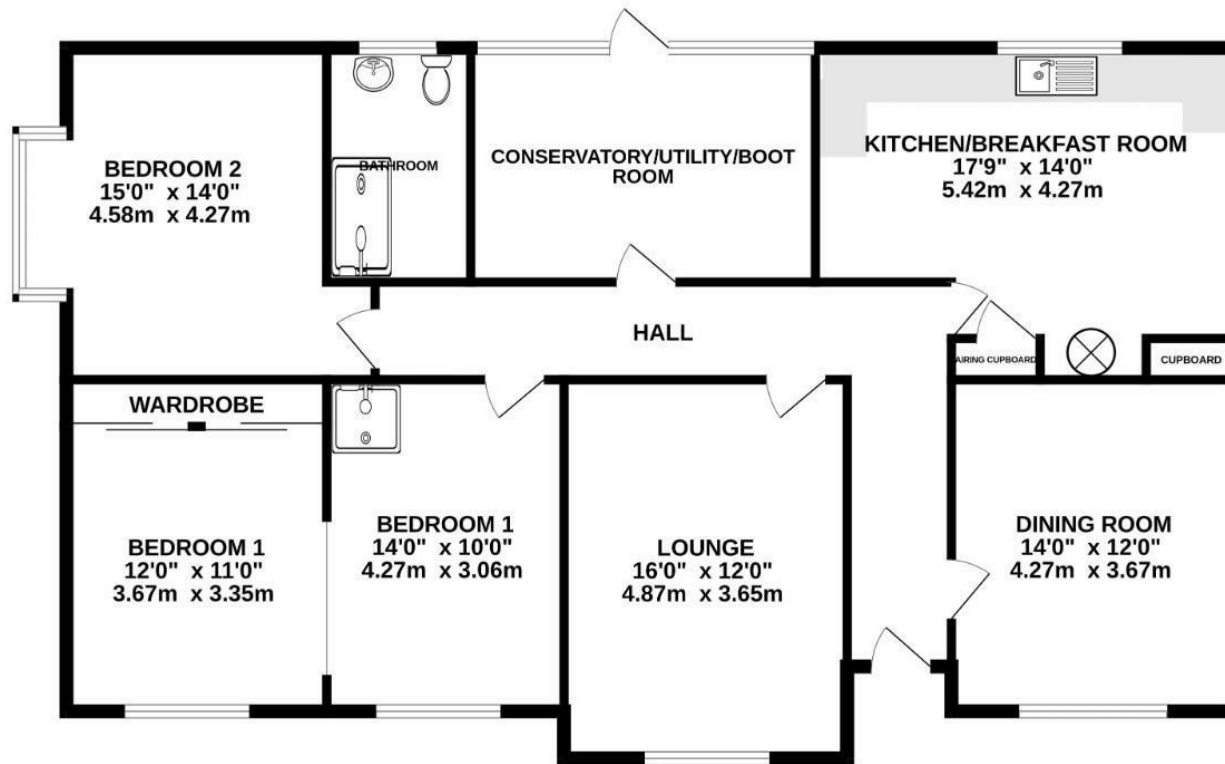
Moving to the rear of the property there are a range of small outbuildings including a wash house and garden store, and provides easy link to the initial paddock/grass area/arable land to the far



end of which is situated the three bay open fronted store. Beyond this is access to the remainder of the paddock/grass area/arable land, which is enclosed by fencing. Beyond the initial driveway is further access which leads to a brick built barn which measures approximately 33' x 17'5



**GROUND FLOOR**  
1414 sq.ft. (131.3 sq.m.) approx.



TOTAL FLOOR AREA : 1414 sq.ft. (131.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	