



Radcliffe & Rust are delighted to offer for sale, this stunning detached period property on West Street, Isleham, CB7. This stunning characterful property, is located in the heart of the popular village of Isleham. Isleham is an attractive village with a real community spirit. It offers a wealth of local amenities including three public houses, The Beeches - a modern community centre with large recreation ground, co-op, post office, butchers and Chinese take-away. It also falls within the catchment for the "good" rated Isleham Primary School & the "Outstanding" rated Soham Village College. The village is also well placed for the commuter as it is located eighteen miles north east of Cambridge, ten miles south east of Ely, eight miles north of Newmarket and sixteen miles west of Bury St Edmunds. The nearest train stations can be found in Soham and Ely and Ely offers a direct service to London Kings Cross.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this truly stunning period cottage in the centre of the popular village of Isleham, CB7. Positioned on a large plot, the property has a generous private rear garden and ample off road parking for multiple vehicles.

The property has been immaculately maintained by the current owners and this is apparent as soon as you see the property. With crisp freshly painted render and large sash windows, the outside of the property really sets the scene for what's behind the front door. Upon entering the property, you are welcomed into the hallway which has a doorway to the right hand side and an open walkway on the left leading into the living room. The living room is a really generous size with a stunning brick built inglenook fireplace with log burner and bread oven with cast iron door. The character of this room continues with beautiful wooden beams overhead. The living room is a great size with plenty of space for a large sofa(s) as required. To the end of the room, there is space for additional seating which could be a games area or reading nook if required and there are stairs leading to the master bedroom and bathroom on the first floor. From the living room, there is a doorway and steps leading to the kitchen breakfast room. With a sloped ceiling and Velux windows, the kitchen is an extension which has been added to the property at a later date and has wooden coloured wall and base units with a contrasting dark granite worktop and a door leading to the rear of the property. Within the kitchen there is a large Butler sink, integrated under counter fridge and integrated dishwasher and a stunning Rayburn gas fired range cooker which also integrates the central heating of the property which has been cleverly built into an alcove in the kitchen. The breakfast area of the room has been utilised by adding banquette built-in seating so the space could comfortably seat four people. To the left of the kitchen is the generous utility room. With ample storage and plumbing and electrics for a washing machine and tumble dryer, the utility also offers an additional Butler sink and further cupboard space. In the utility there is a door leading to the downstairs cloakroom which has a W.C. and hand basin.

On the right hand side of the kitchen there is a doorway leading to an inner hallway. With brick flooring in a herringbone pattern, the inner hallway has a second set of stairs leading to the first floor. There are also two doorways in the inner hallway. The one on the left hand side (if you came from the kitchen) leads into the second sitting room / snug. With another log burner set within a chimney breast, this cosy space has double glass doors leading to the rear garden and continues through into the office / study. Large enough for two desks, the study is a great working from home space with a window overlooking the rear garden. On the right hand side of the inner hallway is a door leading to the dining room. Overlooking the front of the property, the dining room is packed with stunning original features including overhead beams, herringbone brick flooring and a large chimney breast with a real cast iron fire. There is a second doorway in the dining room which leads back through to the entrance hallway and that concludes the ground floor of this beautiful property.

The stairs from the living room lead up to the master bedroom and main bathroom on the first

floor. Although not an en-suite, the main bathroom is likely to only be used by the master bedroom so works as an en-suite would as it is at the far end of the house next to the main bedroom. The bathroom has a bath, vanity unit with double countertop sinks and cupboard storage underneath, W.C. and separate shower cubicle. Although the bedrooms are built into the eaves of the property, they all offer great head height. The master bedroom has a Velux window on one side and window overlooking the front of the property on the other side of the room. With built-in storage, the master bedroom is a great size and could comfortably fit a large bed and further furniture as required. Behind a door in the master bedroom, there is the huge added bonus of a hidden walk-in wardrobe area. On the opposite side of bedroom one to where the bathroom is, there is a walkway / inner landing leading to bedroom two and bedroom three beyond that. Bedroom two is another great sized double. With a feature cast iron fireplace, bedroom two also has the interesting angles of the eaves built into the ceiling of the room and offers a spacious and relaxing space. From bedroom two, there is a second landing (which is accessed from the second set of stairs in the inner hallway on the ground floor). The landing leads into the second shower room which has a W.C., countertop hand basin and walk-in shower cubicle. The final room on the first floor is bedroom three. Positioned at the rear of the property, bedroom three could also easily fit a double bed. Storage in this room has been cleverly thought out with wardrobes and open shelving built into the eaves along one wall.

To the rear of the property, there is a private rear garden. Mainly laid to lawn with a paved footpath and patio area, the rear garden also has a summer house style building with double glazed doors. Parking for the property is to the left hand side of the building as you look from the front. With a gravel driveway, the parking area has two really large storage sheds and space to park at least six to eight vehicles.

Please call us on 01223 307 898 to arrange a viewing and for all of your Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Tenure: Freehold

Council Tax: Band E = £2,930 for 2025 - 2026 (East Cambridgeshire District Council)

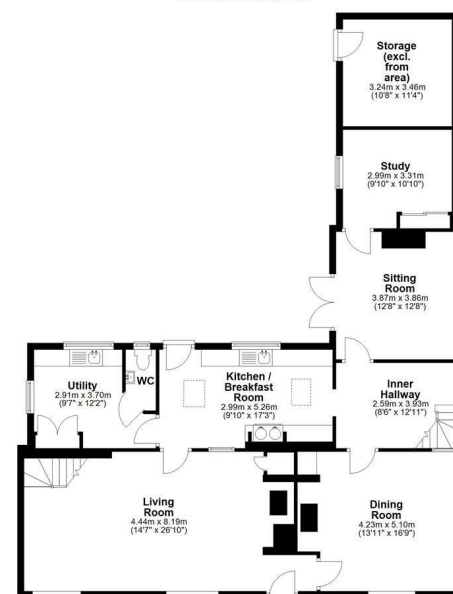
Chain free.





Ground Floor

Ground Floor
Approx. 121.0 sq. metres (1302.9 sq. feet)



Total area: approx. 205.2 sq. metres (2208.4 sq. feet)

Drawings are for guidance only.
Plan produced using PlanUp.

First Floor

First Floor
Approx. 84.1 sq. metres (905.4 sq. feet)



Energy Efficiency Rating		Current	Target
<i>Very energy efficient - lower running costs</i> (12+plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G 60			8
<i>Not energy efficient - higher running costs</i>		EU Directive 2002/91/EC	

