



Alder House, 24 Main Street, Coveney, Ely, Cambs, CB6 2DJ

Guide price £1,100,000





Alder House, Main Street, Coveney.

- 1/2 acre plot, with entertaining space and large annexe/apartment
- Refurbished and carefully extended period house
- Elevated countryside setting, just 5 miles from the station.
- 11 minutes to Kings School Ely

A period house of about 2000 sq ft, beautifully extended and refurbished with a large self-contained annexe and 1/2 acre of landscaped gardens, all in a rural, elevated position, less than 5 miles from Ely railway station and just 18 miles from Cambridge Science Park.

Alder House is a Grade II listed thatched house that has undergone a painstaking and clever transformation to create a versatile, easy-to-run home with perfect spaces for a modern family. Blending stylish state-of-the-art designs and finishes yet retaining the very best features synonymous with period houses.

The ground floor accommodation centres around a large hall, which links the original house with the large, modern yet sympathetic extension. In the original part of the house there are three reception rooms. All have stone floors and beams, two have wood burners set in attractive fireplaces and the other has doors to the courtyard. The kitchen/breakfast room has recently been re-fitted and has integrated appliances, a pantry cupboard, a butler sink and marble worktops. There is also a bespoke breakfast area with bench seating and storage. A glazed walkway links the kitchen with the family room, an oak-framed modern addition with a vaulted ceiling, fantastic garden views, air conditioning and a modern bioethanol fireplace. There is a utility room and cloakroom.

Upstairs there are four bedrooms, all with vaulted ceilings and exposed beams. The main staircase leads to a large landing off which are three bedrooms and the family bathroom. The main bedroom has fitted cupboards and an en-suite shower. The fourth/guest bedroom is accessed via a second staircase in the sitting room.

The house has oil-fired central heating and a burglar alarm. The kitchen has been replaced within the last year and the bathrooms are all high-specification.



To the side of the house, there is a front garden, and electric gates lead to the rear where there is ample parking. The double garage has an adjoining tool store and boot room.

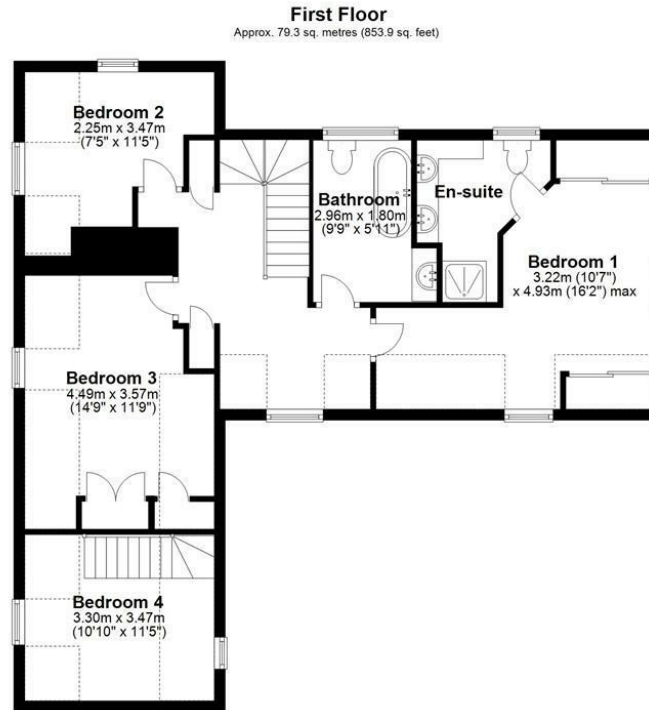
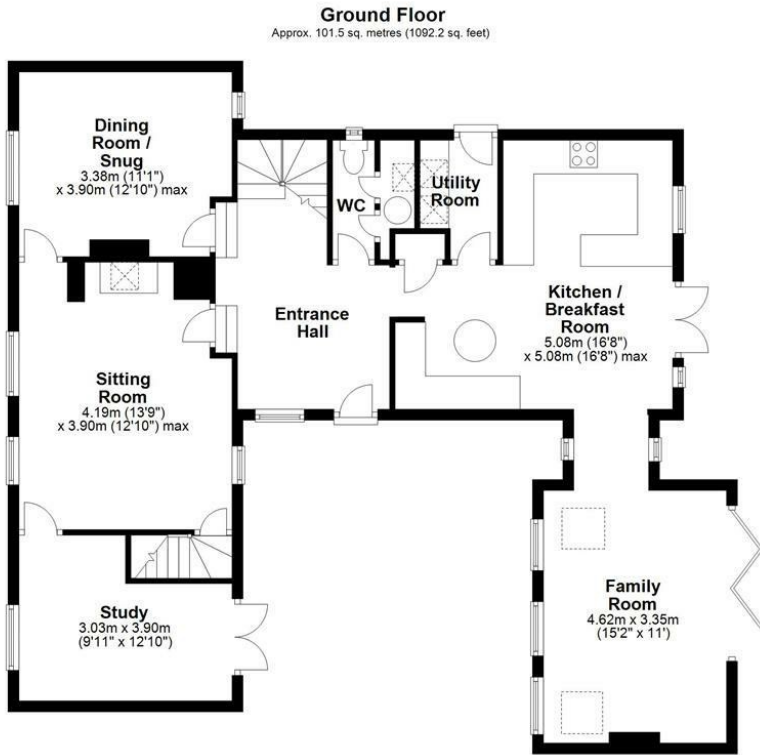
Above the garage via a separate entrance is a self-contained one-bedroom apartment. It has central heating, a kitchen/living area and a shower room. It is currently used as a lucrative holiday let and would also be perfect for a dependant relative, nanny, or as a home office.

The gardens are stunning, and the whole plot is about 1/2 an acre. there are manicured lawns, shaped and landscaped beds and borders and a large terrace adjoins the back of the house. There is a barked play area, pond and access at the rear to the adjoining, protected, woodland.

The bothy was created in 2021 and is an oak-framed outdoor entertaining space with a kitchen, wood burner and bar. It has infra-red heating, fitted seating and a deck with a hot tub and outdoor shower. If all this wasn't enough there is a charming courtyard created by the wrap-around extension to the house where there are gravelled areas, shrubs and an attractive well providing water for garden irrigation.

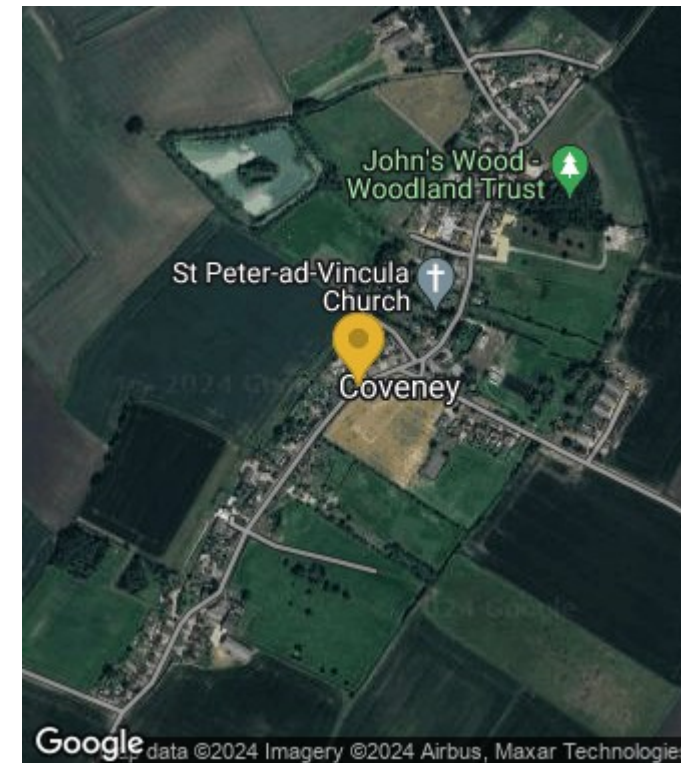
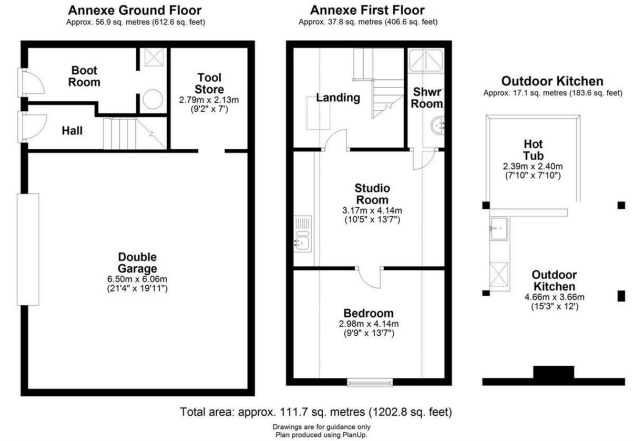






Total area: approx. 180.8 sq. metres (1946.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: D
What3words: ///loudness.timing.rarely

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