



Main Street, Coveney, CB6 2DJ

**CHEFFINS**

# Main Street

Coveney,  
CB6 2DJ

- Grade II Listed Farmhouse in Approx. 8.75 Acres (STS)
- Grass Field, Yard with Grain Store, Machinery Shed, Workshop & Other Buildings
- House with 6 Bedrooms & 3 Reception Rooms
- 4-Car Garage & Gardens
- Superb Open Views Towards Ely & the Cathedral
- Superbly Presented
- Potential To Purchase Separate Lots
- Freehold / Council Tax Band G / EPC NOT REQUIRED

Manor Farm is a magnificent Grade II Listed farmhouse sitting in approximately 8.75 acres (sts) with stunning views towards Ely and the Cathedral, together with a range of excellent farm buildings and well maintained yard.

Accommodation comprises on the ground floor, reception hall, dining room, living room, open plan kitchen/dining/family room, utility and boot room, whilst on the first floor there are 6 bedrooms (master with ensuite) and family bathroom. In addition there is an extensive attic offering excellent potential for conversion (subject to obtaining all necessary consents) and external boot room. Outside the property has well maintained gardens, a driveway for the house which is separate to the yard and 4-car garage with adjoining store.

The property fronts onto a grass field of approximately 7.7 acres (sts) which is included in the sale and provides a most attractive setting.

The yard has its own access from Main Street and provides extensive parking and turning space and comprising a modern grain store, machinery shed, open fronted store and 3 stables.



**Guide Price £1,500,000**







## LOCATION

Coveney is a small semi-rural village located approximately 5 miles from the Cathedral City of Ely. Day to day shopping facilities, schools catering for all ranges and various sporting and social activities are available in the city. The main A10 network at Ely provides access to Cambridge which in turn links the A14 and M11 motorway to London. In addition a mainline railway line is available to Cambridge and London from Ely railway station.

## ENTRANCE PORCH

Leading to:

## RECEPTION HALL

With oak staircase, double glazed sash window overlooking the grass field, radiator.

## DINING ROOM

With double glazed sash windows providing attractive view, open tiled fireplace with decorative surround, radiator.

## LIVING ROOM

With double glazed sash windows providing an attractive view of the grass field, decorative fireplace, radiator.

## KITCHEN / DINING / FAMILY ROOM

Kitchen/Dining area with a range of modern painted wall and base level storage units and drawers, together with stone worktops and undermounted sink, Neff steam oven, combination oven and 2 further side-by-side combination ovens, wine fridge, cupboard housing hot water cylinder, double glazed windows and door, island unit with stone top and modern painted storage units, pop-up extractor hood and induction hob, oak breakfast bar, 2 radiators, steps down to:

Family Room with wood burning stove and double glazed French doors onto rear garden giving a superb view towards Ely.

## BOOT ROOM

With door and double glazed window to outside, fitted with a range of storage cupboards, radiator.

## UTILITY

With modern base level storage units and worksurfaces, plumbing for washing machine, cloaks cupboard, double glazed window giving an attractive view.

## FIRST FLOOR LANDING

With access to attic which offers excellent potential for conversion (subject to obtaining any necessary planning and listed building consents). Exposed beams and posts, radiator.

## BATHROOM

With suite comprising Low level WC, pedestal hand wash basin, panelled bath with shower above, double glazed sash window, heated towel rail.

## BEDROOM 1

With double glazed sash windows providing attractive views, fitted wardrobes, radiator.

## ENSUITE

With shower cubicle, pedestal hand wash basin, low level WC, double glazed sash window, towel rail.

## BEDROOM 2

With double glazed windows providing attractive views, radiator.

## BEDROOM 3

With double glazed window, radiator. Interconnecting door to:

## BEDROOM 6 (as per the floor plan)

With double glazed window, radiator.

## BEDROOM 4

With double glazed window to rear aspect giving an attractive view, radiator.

## BEDROOM 5

With double glazed window giving attractive views, radiator.

## OUTSIDE

The driveway for the house is accessed via electric sliding gates and provides ample parking, together with there being pedestrian access through to the yard. Also within the driveway there is a 4-car garage with adjoining store.

There is an area of lawned garden immediately to the front of the property which leads into the grass field. Gated pedestrian access leads into a well maintained rear garden which has an area of extended patio with timber built gazebo, together with a lawn providing superb views of surrounding countryside, Ely and the Cathedral.

The yard is accessed separately via a pair of electric gates leading in from Main Street. The yard provides excellent hardstanding parking and turning space and consists of the following buildings:

Grain Store - a modern steel framed building measuring approximately 137' x 47' with concrete floor, roller shutter and personnel doors.

Machinery/General Purpose Store - 58'10" x 58'8". A concrete frame building with concrete floor, brick walling and corrugated asbestos cladding.

Workshop - 59'5" x 19'5". A concrete frame building with concrete floor, brick walling and corrugated asbestos cladding.

Open Fronted Store

Stable Block with 3 stables

There is also the grass field of approximately 7.7 acres (sts)

## AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

The vendor would consider selling two separate lots. The house and grass field as one lot and the yard and buildings as another.

## VIEWING ARRANGEMENTS

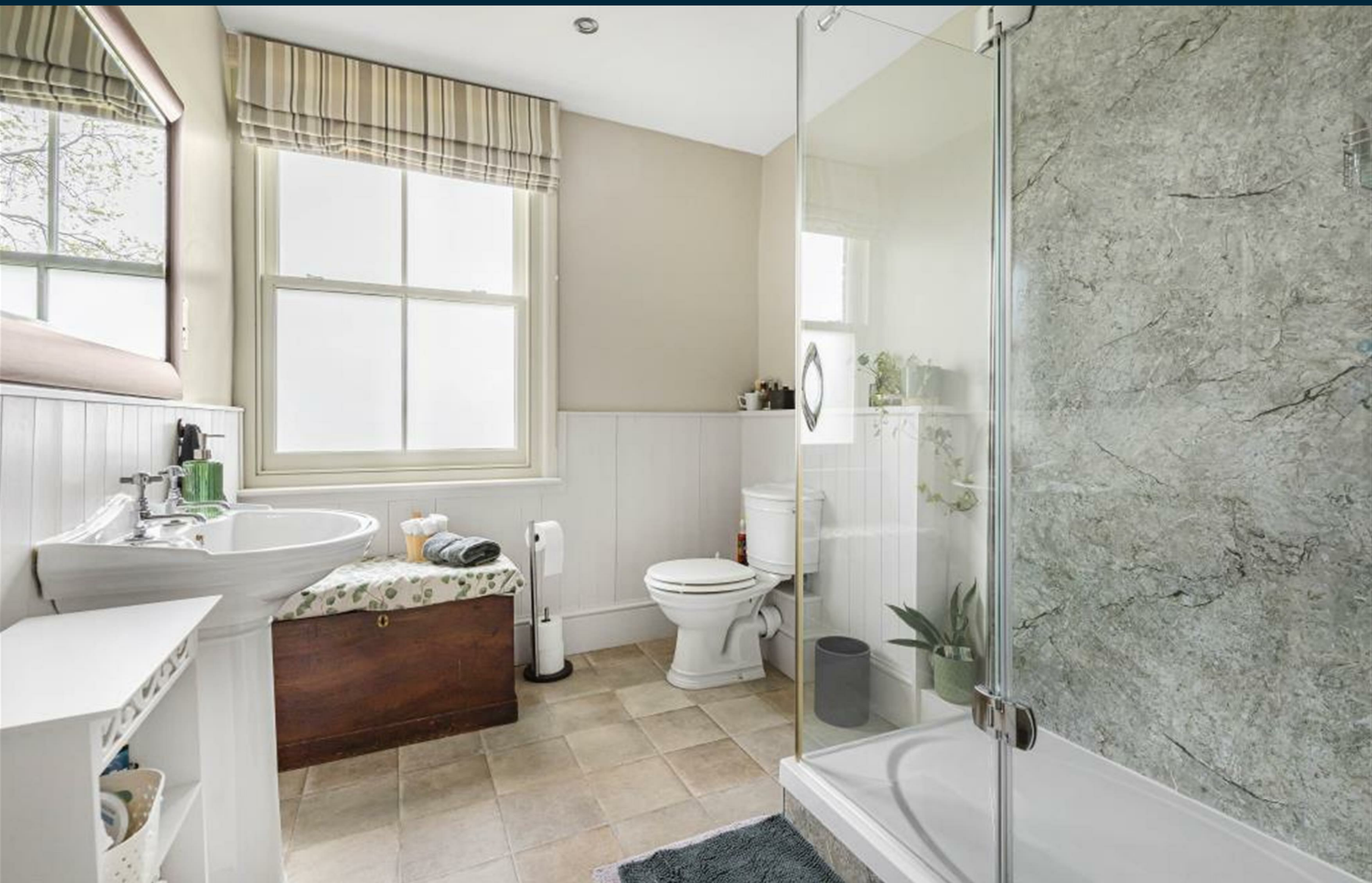
Strictly by appointment with the Agents.















Guide Price £1,500,000  
Council Tax Band - G  
Local Authority - East  
Cambs District Council







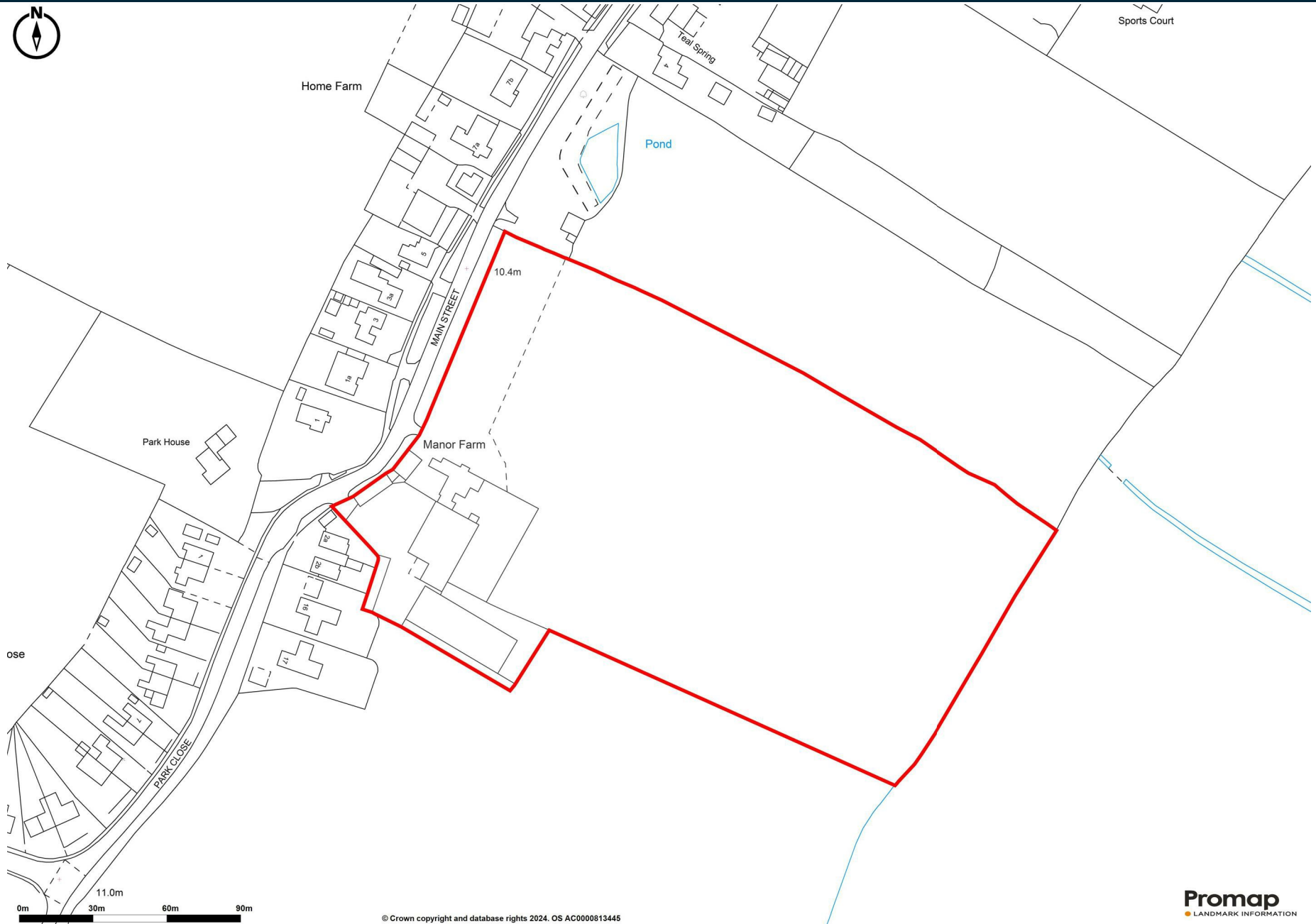








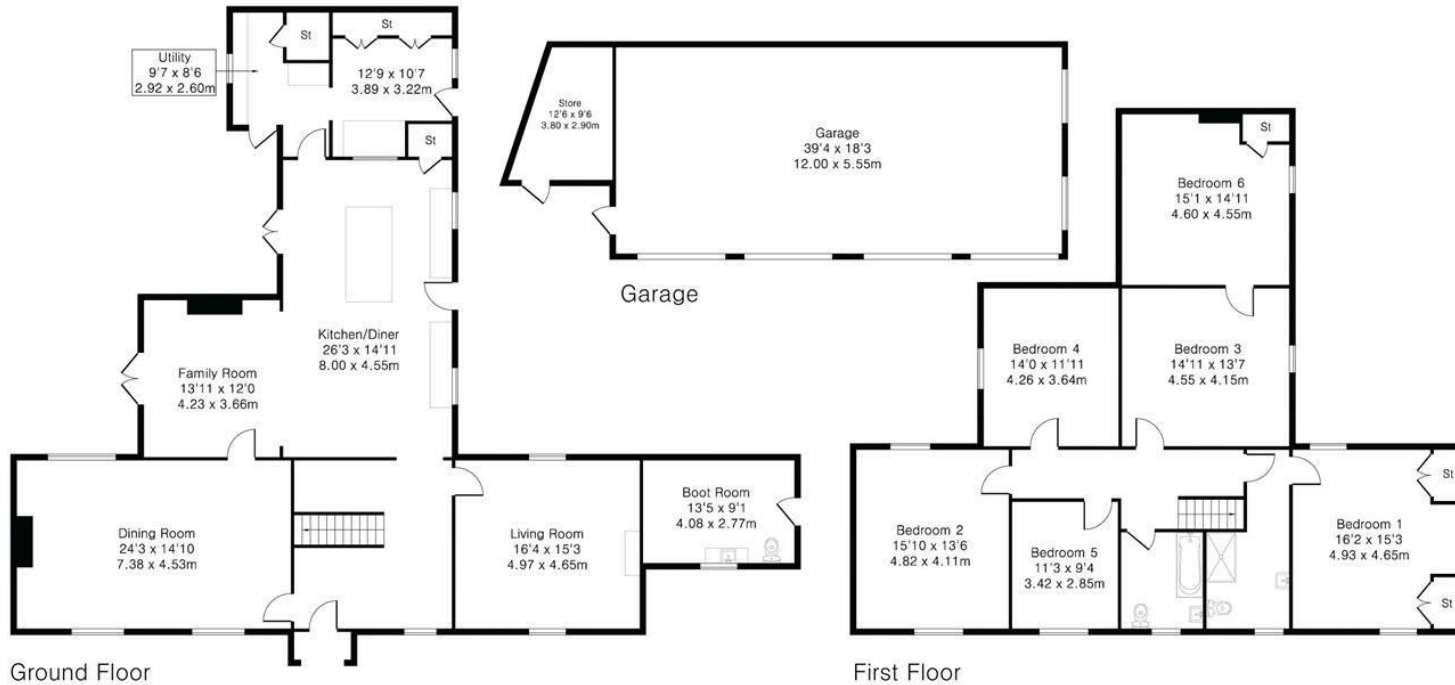




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Approximate Gross Internal Area 3210 sq ft – 298 sq m  
 Ground Floor Area 1749 sq ft – 162 sq m  
 First Floor Area 1461 sq ft – 136 sq m  
 Garage Area 806 sq ft – 75 sq m



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.