



Pymoor Lane, Pymoor, CB6 2EF

CHEFFINS

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Pymoor,
CB6 2EF

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Guide Price £850,000

- Extended Detached Farmhouse
- Set in Grounds of 2.5 acres (sts)
- Outbuildings & Yard
- 5 Bedrooms
- 3 Reception Rooms
- Freehold / Council Tax Band F / EPC Rating F

This spacious and secluded Edwardian former farm house on about 2.5 acres (STS) has something for the whole family. 4 of the 5 bedrooms are double; there's boundless play space; scope for the adventurous gardener; wfh space; disabled facilities and 2 ranges of outbuildings including former stabling, storage, workshop and car ports. The many beautiful garden trees and 2 ponds attract abundant birdlife

This distinctive home offers a generous entrance hall, lounge, formal dining room, study, kitchen / breakfast room, tack room and utility plus a ground floor wet room and a conservatory. To the 1st floor are 5 bedrooms, 4 of which are generous doubles and the 5th single room. There is a separate wc and a large family bathroom that completes the internal accommodation.

Outside are mature gardens surrounding the house. A feature semi circular gravelled drive provides 2 access points - to the main house and to the gravelled yard. The yard features 3 former stable areas, a workshop, storage and 3 carports. There is so much potential for conversion or development (STPP).

On the edge of the small, peaceful village of Pymoor, Rosegarth House is in easy reach of Ely's cultural, school, transport and shopping offer. The rail station (15 mins drive) has good commuting services to Cambridge and London terminals.

Early viewing of this handsome and versatile property is a must!





LOCATION

Pymoor is situated approximately 6 miles North-West of the Cathedral City of Ely and approximately 21 miles North of Cambridge. Village amenities are situated at nearby Little Downham (2 miles) with a full range of shopping, sporting and domestic facilities located at Ely. Ely has a mainline rail service to London (70 miles) via Cambridge (15 miles).

ENTRANCE PORCH

Doors to front

ENTRANCE HALL

Door to front, stairs to first floor, deep under stairs storage area, radiator

LOUNGE

A dual aspect room with a bay window to the front and window to the rear, radiator and Edwardian fireplace, currently not used.

DINING ROOM

Bay window to front, open original fireplace, original wooden floor, 2 radiators

STUDY

Currently used as a disabled-friendly bedroom with doors to rear leading into conservatory, working fireplace, storage cupboard

CONSERVATORY

Doors to side leading into gardens, radiator, disabled access to the house (via a ramp)

GROUND FLOOR WET ROOM

A walk in shower, low level wc and wash hand basin, window to side, boiler cupboard, heated towel rail, under floor heating, storage.

KITCHEN / BREAKFAST ROOM

A dual aspect room fitted with a range of base and wall units, cupboards and drawers with work surfaces over, electric hob with extractor hood over, integral fridge freezer, double oven, plumbing for dishwasher, windows to the side and rear, 2 plinth heaters

TACK ROOM

2 windows to side, radiator, leading through to utility

UTILITY ROOM

With plumbing for washing machine and dryer, single drainer sink, radiator,

BACK PORCH

With door to garden, boot space

1ST FLOOR LANDING

Storage cupboard

MASTER BEDROOM

Bay window to front, fitted wardrobes, 2 radiators

BEDROOM 2

Triple aspect bay window to front, window to side and rear, 2 radiators, sink, loft access

BEDROOM 3

A dual aspect room with windows to side and rear, sink, original fireplace, radiator

BEDROOM 4

Window to side, large built in storage, sink, ornate original fireplace

BEDROOM 5

Window to front, radiator

FAMILY BATHROOM

Fitted with a 5 piece suite comprising; low level wc, wash hand basin, bidet, paneled bath and shower cubicle, radiator, airing cupboard housing the hot water tank, widows to front and side, loft access

WC

Low level wc, window to rear, radiator

GARDENS

Mature gardens surrounding the property with fruit trees, vegetable patches, wild gardens and former orchards all creating a tranquil and relaxing environment, encouraging nature in! There are lilac trees, mulberry trees, walnut trees, apple trees and even 2 ponds. The garden also contains a summerhouse and there is a former wash house at the rear of the property providing useful garden storage.

YARD

The property features a semi circular gravelled driveway with 2 gates (1 for the main house and 1 for the yard).

The gravelled yard opening onto the road and providing side access to the house comprises 2 ranges of outbuildings. Together, these offer 3 carports, a workshop, storage and 2 former stables." There is also parking for multiple further vehicles."

AGENTS NOTE

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



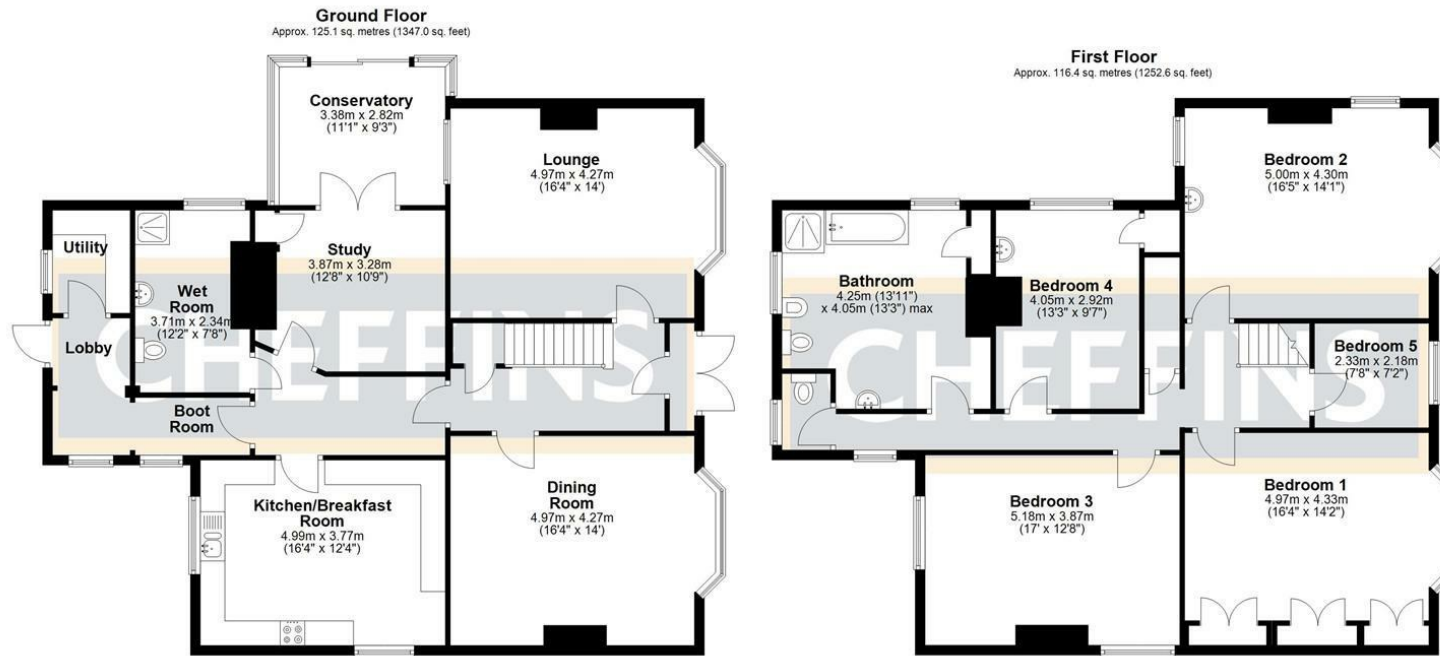


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E			
(21-38) F	21		
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £850,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - East
 Cambridgeshire District Council





Total area: approx. 241.5 sq. metres (2599.6 sq. feet)

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