



Mare Fen, Littleport, CB6 1RH

**CHEFFINS**

# Mare Fen

Littleport,  
CB6 1RH

- Substantial Mixed Residential & Commercial Property
- House of Approx 6,500 Sq Ft & Office Block of Approx 1,700 Sq Ft
- Plot of Approx 4.66 Acres (sts)
- 5 Bedrooms (4 Ensuites)
- Superb Kitchen / Dining Room & Lounge
- Cinema Room, Indoor Swimming Pool & Conservatory
- Adjoining 1 Bed & 2 Bed Annexes
- Double Garage with Studio Flat Above, Lawned Gardens with Lake
- No Upward Chain
- Freehold / Council Tax Band E / EPC (Main House) C

An extremely rare opportunity to purchase a substantial mixed residential and commercial property including a house of approximately 6,500 square feet including 2 annexes, an office block of approximately 1,700 square feet, double garage with studio flat above and a plot of approximately 4.66 acres (sts).

The main residence is extremely well appointed and includes a substantial kitchen/dining/family room, utility, lounge, indoor swimming pool, conservatory, cinema room, 5 bedrooms (4 ensuite and family bathroom). Attached to the house are 1 and 2 bedroomed annexes providing superb accommodation for an extended family.

Outside there are 4 garages and extensive grounds screened by mature trees with lawned gardens and a lake, together with excellent scope for parking and storage.

The office block consists of a reception, staff room and 5 offices.



**Guide Price £1,500,000**





## LOCATION

Littleport has a good range of shopping, schooling, health and day to day amenities and facilities with a further more comprehensive range of facilities available at Ely (approximately 6 miles to the South )including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. Littleport offers a mainline rail station to London via Cambridge (20 miles) which is supported by a major road network providing access to surrounding provincial centres.

## MAIN HOUSE

### ENTRANCE HALL

With stairs to first floor with stainless steel balustrading, vaulted ceiling, radiator.

### KITCHEN / DINING / FAMILY ROOM

A superb 'L' shaped room comprising a modern kitchen with a range of wall and base level storage units and drawers including deep pan drawers and large floor-to-ceiling storage cupboards with stone work surfaces and sink, integrated dishwasher, fridge and freezer, 4 Neff ovens including a combination microwave oven, Quooker instant boiling water tap, Neff induction hob with pop-up extractor, breakfast bar, LED lighting, double glazed windows and doors, 3 radiators. Door to annexe.

### UTILITY

With door to outside and double glazed window, modern fitted units with work surfaces and stainless steel sink unit and drainer, cupboard housing hot water walk-in larder.

### LOUNGE

With large floor-to-ceiling double glazed windows and external door with further double glazed window to side aspect, LED lighting, 4 radiators.

### CONSERVATORY

Of brick and upvc construction with double glazed doors onto garden and giving an attractive view of the lake.

### BOILER ROOM

Housing the oil fired central heating boiler and hot water tank.

### CINEMA ROOM

With 3 double glazed windows, LED lighting.

Bar with granite bar, sink and bottle washer, display shelving with lighting, drinks chiller.

2 radiators.

### INDOOR SWIMMING POOL

With French doors out to garden. There is a disused swimming pool and this room offers scope to be refurbished and for the pool to be used or offers potential to create additional living accommodation.

### FIRST FLOOR GALLERIED LANDING

With velux windows, linen cupboard with radiator, eaves storage cupboards, 2 radiators.

### BEDROOM 1

With velux window and French doors leading onto balcony giving a superb view across the garden and lake, further double glazed window, walk-in wardrobe with radiator, 2 radiators within the bedroom.

### ENSUITE

With modern suite comprising low level WC, wash basin, bath with shower above, velux window, heated towel rail.

### BEDROOM 2

With double glazed windows, access to loft, 3 radiators.

### INNER LOBBY

With double glazed window and radiator. Leading to WALK-IN WARDROBE with shelving.

### ENSUITE WET ROOM

With vanity unit with stone top, wash basin, low level WC, bidet, shower, mirrored cabinet with lighting.

### BEDROOM 3

With 3 double glazed windows, radiator.

### JACK & JILL WET ROOM

(Linking between bedrooms 3 & 4). With low level WC, shower, wash basin, double glazed window, heated towel rail.

### BEDROOM 4

With double glazed window, radiator.

### BEDROOM 5

With double glazed window, radiator.

### FAMILY BATHROOM

With built-in WC and wash basin with countertop and storage, panelled bath, bidet, velux window, heated towel rail.

### ANNEXE 1

Hallway - with door to front aspect and courtyard, airing cupboard and further shelved cupboard, double glazed window, radiator.

Bedroom 1 - with double glazed windows, 2 radiators

Bedroom 2 (interconnecting with the main house) - with radiator.

Lounge - with 2 double glazed windows and French doors onto garden, ornamental brick fireplaces, radiators.

Kitchen - with modern wall and base level storage units, work surfaces and drawers, plumbing for washing machine, built-in electric oven, hob and extractor hood, stainless steel sink unit and drainer, breakfast bar, 2 double glazed windows, door to hallway, access to garages.

Rear Hall - with doors to outside.

Bathroom - with vanity unit with wash basin and storage, low level WC, panelled bath, heated towel rail.

### ANNEXE 2

This annexe could be incorporated within the main house via a doorway which is currently sealed.

Lounge - with velux window and door to outside, radiator.

Inner Hall - with airing cupboard, double glazed window and electric radiator

Shower Room - with shower cubicle, low level WC, pedestal wash basin.

Kitchenette - with sink unit and drainer, storage cupboards.

Double Bedroom - with double glazed windows, built-in wardrobes, sun pipe, radiator.

### OUTSIDE

Office Block comprising reception area, 2 WC's, staff room and 5 separate offices/meeting rooms.

The property is situated in a superb plot of approximately 4.66 acres (sts) and is

screened by mature trees and hedging. There are extensive lawned gardens leading to a lake and an island. Overlooking the lake is a timber built summerhouse with electricity and there is also a converted timber building which comprises the following:

Lounge/kitchen - with double glazed windows. Kitchen with a range of units and work surfaces, stainless steel sink unit and drainer

WC - with low level WC and pedestal hand wash basin

Double Bedroom - with 2 double glazed windows

Located to the rear of the house is a most attractive walled courtyard garden with an abundance of established planting, pond (not used) and a gazebo. There is a substantial amount of parking and outside storage space, together with 2 separate garages with electric up and over doors with store room in between, together with a further detached double garage with studio flat above. The garage has electric up and over doors and personnel door, power and light connected and plumbing for a washing machine. An external staircase at the rear of the garage leads to the studio flat which consists of a bed/sitting area with kitchenette with eaves storage cupboards, 4 velux windows and electric heater. There is also a wet room with low level WC, wash basin, shower, velux window and towel rail.

The property has the benefit of a commercial CCTV system and electrically operated main gates.

### AGENT NOTES

Please note: The bronze fountain situated within the courtyard (as shown within the images on page 11) is excluded from the sale but is available to purchase by separate negotiation.

Tenure - Freehold

Council Tax Band - E

Property Type - mixed residential and commercial property

Property Construction - brick, render, tile, timber

Number & Types of Room - Please refer to the floorplans

Square Footage - main house 6,978, double garage 303, offices 1,697

Parking - garaging and substantial parking

Utilities / Services

Electric Supply - mains

Gas Supply - none

Water Supply - mains

Sewerage - septic tank

Heating sources - combination of oil fired, electric and air source heat pump

Broadband Connected - yes

Broadband Type - Ultrafast is indicated to be available with a maximum broadband speed of 1000Mbps

Mobile Signal/Coverage - indicated to be available for 4 out of the 4 main providers checked

Flood risk - surface water is indicated to be very low - rivers and seas is indicated to be medium

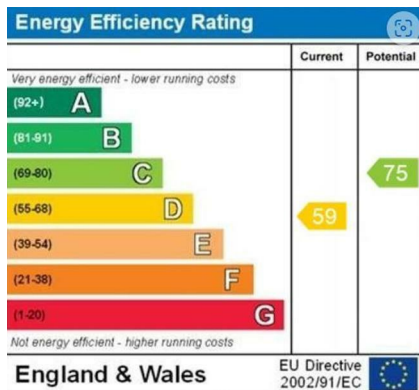
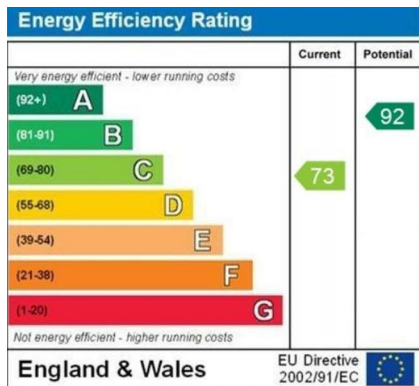
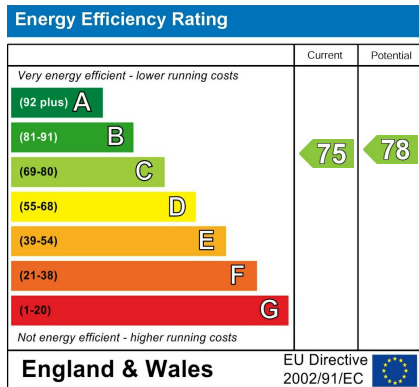
Conservation Area - no

### VIEWING ARRANGEMENTS

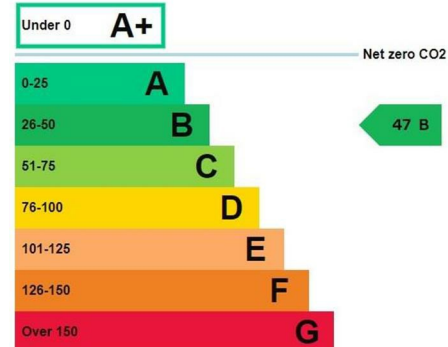
Strictly by appointment with the Agents.







This property's energy rating is B.



Guide Price £1,500,000

Council Tax Band - E

Local Authority - East Cambs District Council



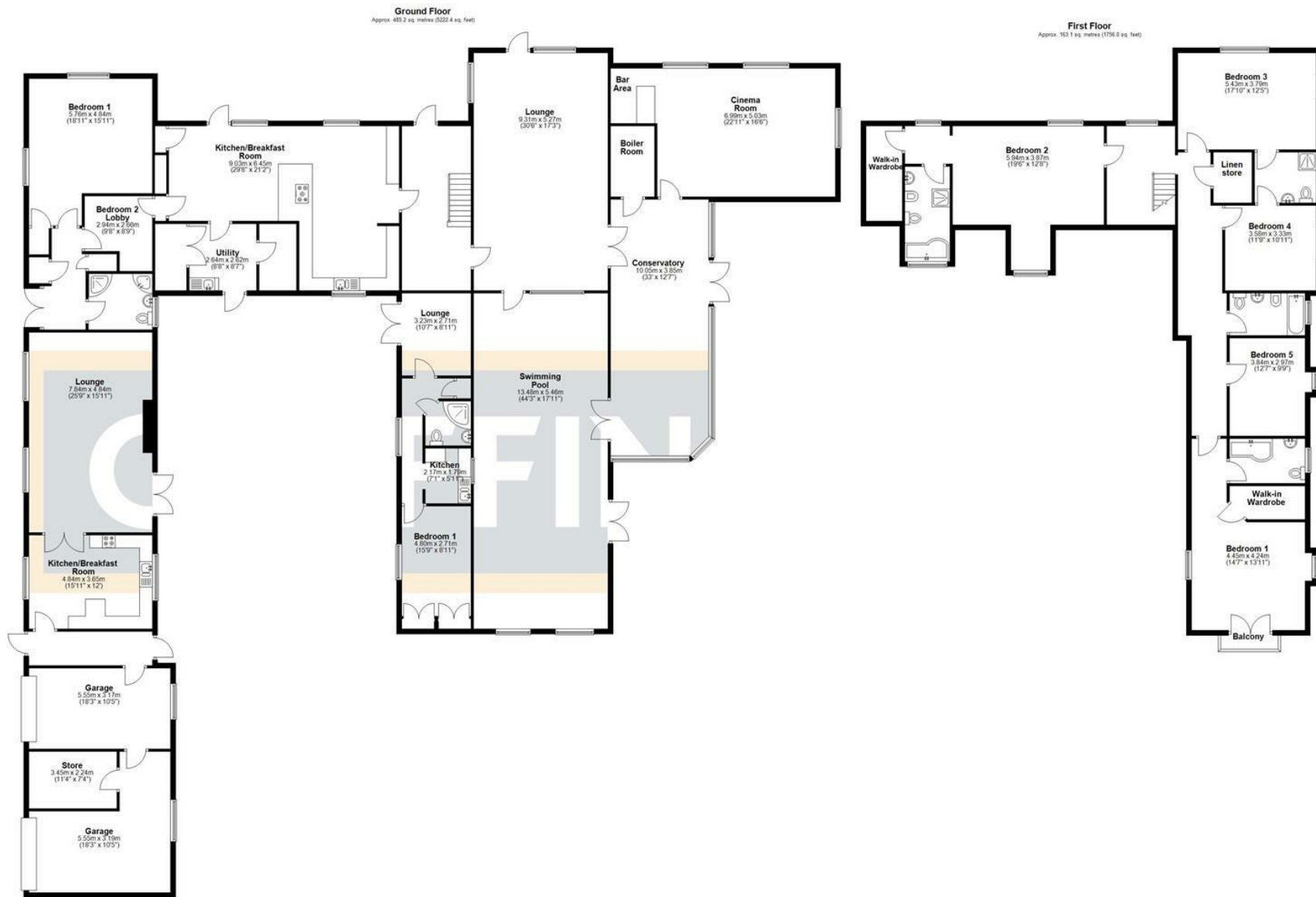








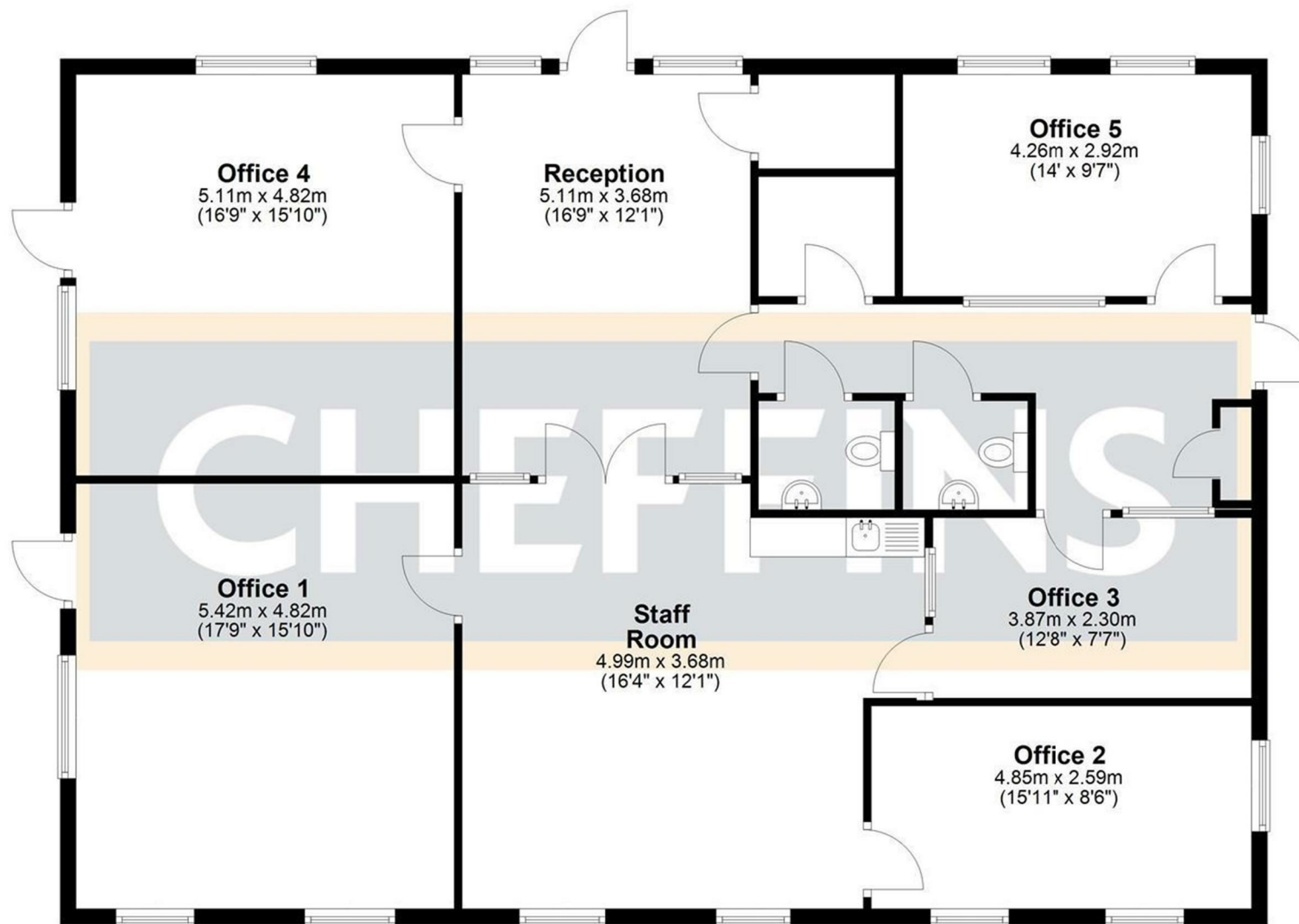




Total area: approx. 648.3 sq. metres (6978.3 sq. feet)

**Ground Floor**

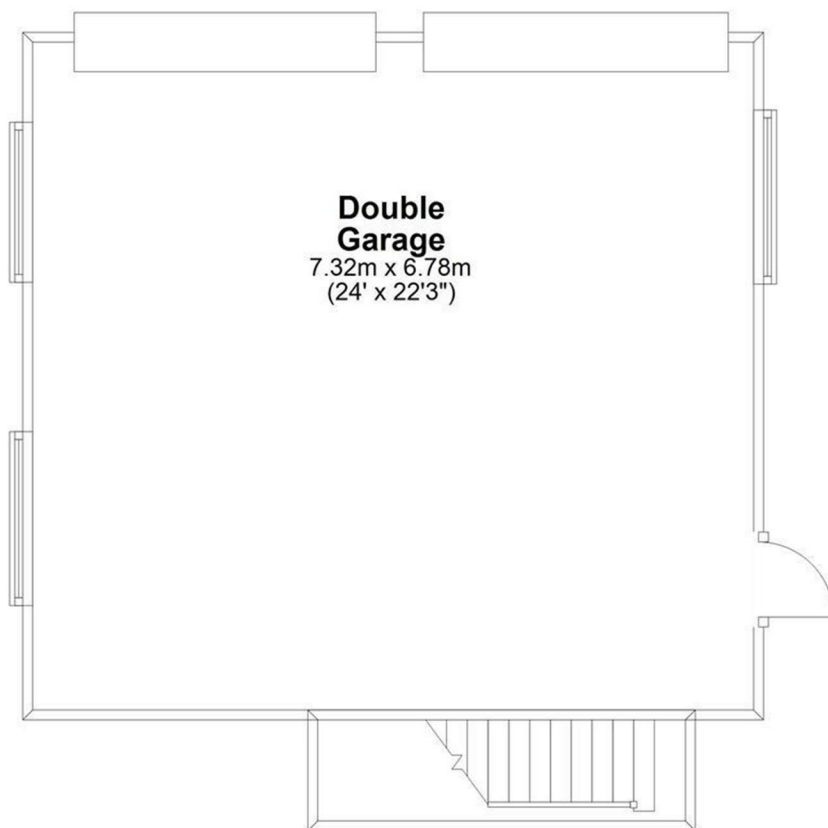
Approx. 157.7 sq. metres (1697.9 sq. feet)



Total area: approx. 157.7 sq. metres (1697.9 sq. feet)

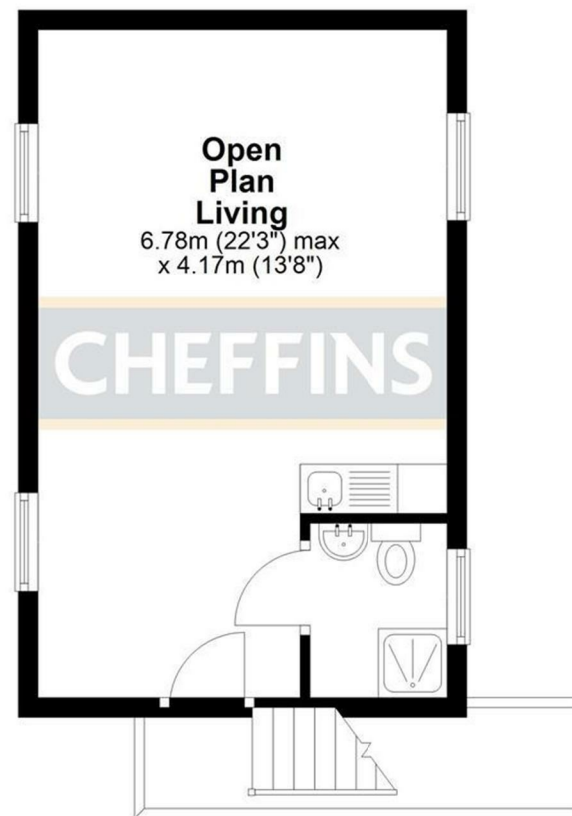
**Ground Floor**

Approx. 0.0 sq. metres (0.0 sq. feet)



**First Floor**

Approx. 28.2 sq. metres (303.9 sq. feet)



Total area: approx. 28.2 sq. metres (303.9 sq. feet)



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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.