



2 Chapel Street, Stretham, CB6 3JG

**CHEFFINS**



## 2 Chapel Street

Stretham,  
CB6 3JG

- Grade II Listed Detached Former Farmhouse
- 3 Double Bedrooms (1 with Ensuite)
- 3 Reception Rooms
- Plot of Approx. 1/3rd of an Acre (sts)
- Outbuildings Inc. 44' x 16'4" Barn
- Driveway & Gardens
- Character Features
- No Upward Chain
- Freehold / Council Tax Band E / EPC Exempt

HOUSE AND BARN - A detached former farmhouse offering a wealth of character features and brick barn situated within the centre of the village. The property is offered for sale with no upward chain and comprises on the ground floor, entrance hall, cloakroom, kitchen/dining room, utility, lounge and separate dining room with inglenook fireplaces and exposed timbers and family room/study. On the first floor there are 3 double bedrooms (master with ensuite) and the family bathroom.

Gated vehicular access leads into an extensive driveway and the rear garden. The total plot is approximately 1/3rd of an acre (sts). Within the garden there are number of useful brick outbuildings including a barn measuring approximately 44' x 16'4". The Barn offers superb potential for conversion to annex or office space (subject to planning consent) .

The property is Grade II Listed, offered for sale with no upward chain and to fully appreciate the plot and character a viewing is highly recommended.

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**Guide Price £595,000**







## LOCATION

Stretham is situated approximately 4 miles from the Cathedral City of Ely and approximately 12 miles North from the University City of Cambridge. Stretham has a range of day to day village amenities with further more comprehensive facilities at nearby Ely. Access to Cambridge, Ely and London is via the A10 which bypasses Stretham with mainline rail services to Cambridge and London situated at Ely.



## ENTRANCE HALL

With door and window to front aspect, stairs to first floor, door to rear garden, radiator.

## CLOAKROOM

With low level WC, wash basin, oil fired central heating boiler.

## KITCHEN / DINING ROOM

With a range of wall and base level storage units, work surfaces and drawers, space for Range style oven and dishwasher, sink unit and drainer, 2 radiators, French doors to rear garden.

## UTILITY

With butler sink and oak worktops, plumbing for washing machine, space for tumble drier, window to side aspect.

## DINING ROOM

With feature inglenook fireplace with wood burning stove, exposed beams and posts, walk-in storage cupboard, window to front aspect, radiator.

## LOUNGE

With window and French doors to rear garden and window to front aspect, feature inglenook fireplace (sealed and not used), exposed beams and posts, 2 radiators.

## FAMILY ROOM / STUDY

With exposed posts, windows to front and side aspects, French doors to garden.

## FIRST FLOOR LANDING

With 3 windows to rear aspect, exposed beam and posts, radiator.

## BEDROOM 1

With inglenook fireplace (sealed and not used), exposed beams and posts, windows to front and rear aspects, 2 radiators.

## ENSUITE

With shower cubicle, pedestal hand wash basin, low level WC, exposed posts, window to front aspect.

## BEDROOM 2

With exposed posts, window to front aspect, radiator.

## BEDROOM 3

With windows to front and rear aspects, access to loft, airing cupboard housing hot water cylinder, radiator.

## BATHROOM

With suite comprising low level WC, pedestal hand wash basin, window to front aspect, radiator.

## OUTSIDE

To the front of the property there is an open plan lawned garden. To the side there is gated pedestrian and vehicular access opening into an extensive gravel driveway and leading to the garden. The garden is predominantly lawned with an area of paved patio and there are a number of useful brick outbuildings including coal shed, WC and wash house offering potential for conversion to a studio/home office which measures 11'4" minimum x 10'6". There is also a 3-bay open fronted store

Also within the garden is a brick built barn with a tiled roof which measures 44' x 16'4" and has electricity connected. This barn offers excellent potential to convert into an annex or office (subject to planning consent being obtained). There is a further area of garden to the rear of the barn.

## AGENT NOTES

Tenure - freehold  
Council Tax Band - E  
Property Type - detached  
Property Construction - standard construction  
Number & Types of Room - Please refer to the floorplan  
Square Footage - 2309 according to the floor plan  
Parking - driveway

Utilities / Services  
Electric Supply - mains  
Gas Supply - none  
Water Supply - mains  
Sewerage - mains

Heating sources - oil radiator heating and wood burner

Broadband Connected - yes

Broadband Type - currently 21Mbps

Mobile Signal/Coverage - according to Ofcom.org mobile coverage is shown to be good for 4 of the main providers checked

Flood risk - according to the Environment Agency Website there is a very low/unlikely risk of flooding with regards to rivers, sea, ground water and reservoirs. The website states that in respect of surface water there is a risk of flooding of between 1% and 3.3% each year

Conservation Area - yes

## OVERAGE CLAUSE

If, within a period of 30 years from the date of the conveyance, planning permission is granted for the conversion of the outbuildings to a residential dwelling or planning permission is granted for residential dwelling(s) within the grounds, then the Purchaser will pay to the Vendor 40% of the uplift in value attributable to the grant of planning permission. The overage will be paid within 10 working days of either the sale of the relevant property or the implementation of the planning permission, whichever is the earlier.

## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.















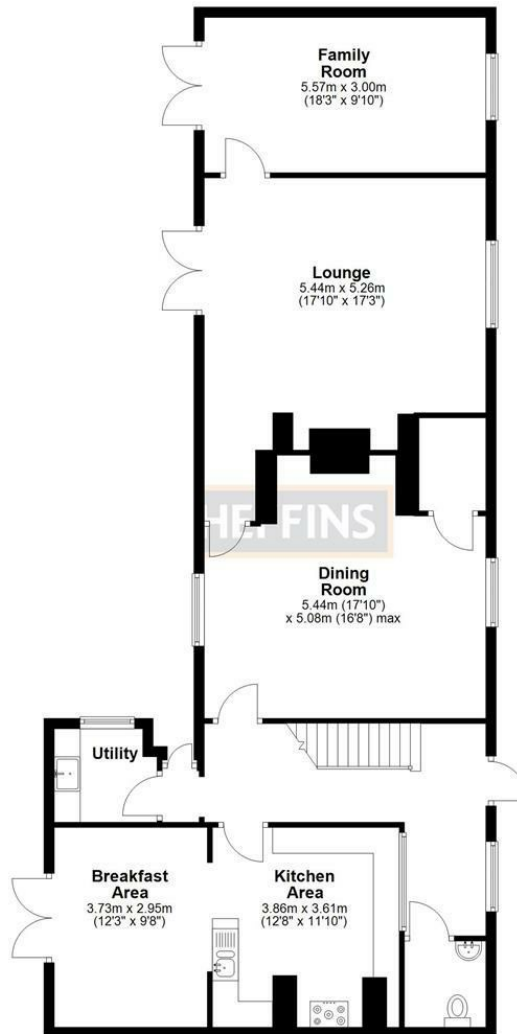
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Guide Price £595,000  
Council Tax Band - E  
Local Authority - East Cambs  
District Council



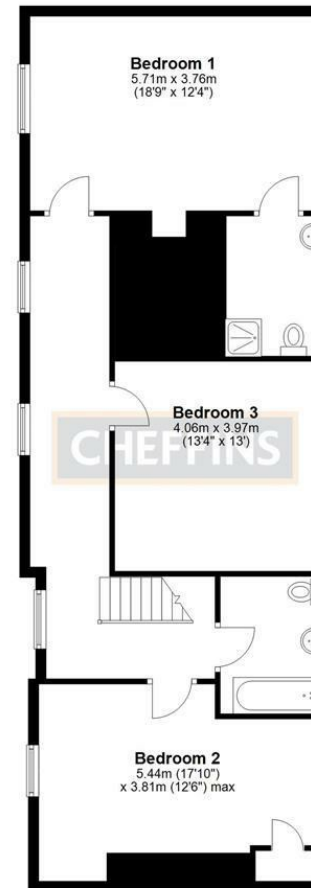
## Ground Floor

Approx. 121.9 sq. metres (1311.7 sq. feet)



## First Floor

Approx. 92.7 sq. metres (997.8 sq. feet)



Total area: approx. 214.6 sq. metres (2309.4 sq. feet)





25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)



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.