



Millfield Lane, Wilburton, CB6 3SD

CHEFFINS

Millfield Lane

Wilburton,
CB6 3SD

- Superbly Maintained Equestrian / Smallholding Property
- Recently Built Contemporary Dwelling
- Master Bedroom Suite with Ensuite
- 2 Further Double Bedrooms with Shared Ensuite
- Stunning Open Plan Kitchen/Dining/Living Room
- Approx. 2.3 Acres (STS) Plot Including Extensive Driveway & Yard
- 5 Stables/Tack Room/Hay Barn/Feed Room/Turn Out Area with Sand Surface
- Fenced Paddocks with Sand & Gravel Track Access
- Semi Rural Location with Superb Views
- Freehold / Council Tax Band E / EPC Rating B

An extremely rare opportunity to purchase a recently built equestrian/smallholding property within a plot of approximately 2.3 acres (sts) and finished to an excellent specification.

The property comprises a stunning open plan kitchen/dining/living area with vaulted and beamed ceiling, utility, cloakroom, 3 double bedrooms with master having an ensuite and bedrooms 2 and 3 with a 'Jack & Jill' ensuite.

Outside gardens surround the bungalow with there being an extensive driveway leading into a yard with ample parking for horse box, trailers etc and then onto a stable yard with 5 stables, hay barn, feed and tack rooms. There is a turn out area with a sand surface and fenced paddocks with a gravel and sand track system allowing mud free winters and easy access for the paddocks to be grazed in stages. The grounds and equestrian element are superbly maintained and benefit from superb views across surrounding farmland. The property is situated along a quiet unadopted bridleway providing excellent opportunities for riding-out.

To fully appreciate this exceptional country home a viewing is highly recommended.

3 2 1

Offers In Excess Of £850,000





LOCATION

Wilburton has a range of village amenities and is conveniently situated 2 miles from the larger village of Haddenham and 6 miles from the Cathedral City of Ely. Cambridge is located 11 miles to the South with excellent access to London. Mainline rail services are situated at Ely to Cambridge and London

Entrance door into:

OPEN PLAN KITCHEN / DINING / LIVING AREA

With a feature vaulted and beamed ceiling with colour changing LED lights, electric remote controlled velux windows. Range of double glazed windows and full-height glazed screens/French doors overlooking the gardens, stables and paddocks. Under floor heating.

Kitchen with a range of handleless high gloss storage units and drawers with quartz work surfaces, built-in electric oven, combination microwave oven, warming drawer, induction hob and extractor hood, integrated tall fridge and freezer, island unit with quartz top incorporating a breakfast bar, undermounted granite sink, instant boiling and filtered water tap, range of storage units beneath including a bin drawer and wine chillers.

Dining area with quartz circular table with cupboards beneath.

Living area with wall mounted electric fire.

UTILITY

With a range of handleless high gloss wall and base level storage units, quartz worksurfaces and undermounted granite sink, integrated washing machine and tumble dryer, door to outside. Under floor heating.

INNER HALL

With glazed screen overlooking the garden and paddocks. Double airing cupboard with hot water cylinder, under floor heating.

CLOAKROOM

With low level WC, pedestal hand wash basin, under floor heating.

BEDROOM 1

With 3 windows and large glazed screen overlooking the paddocks and surrounding countryside, air conditioning/heating unit, under floor heating.

WALK-THROUGH DRESSING AREA

With wardrobes and drawers. Access to loft with pull-down ladder.

ENSUITE WET ROOM

With large walk-in shower, low level WC, wall mounted hand wash basin, freestanding bath with waterfall tap, window, under floor heating, heated towel rail, LED mirror with bluetooth radio

BEDROOM 2

With window giving an attractive view, built-in wardrobe, under floor heating, door to:

'JACK & JILL' ENSUITE WET ROOM

With window, large walk-in shower, wall mounted wash hand basin, low level WC, LED mirror with bluetooth radio, under floor heating.

BEDROOM 3

With built-in double wardrobe, air conditioning/heating unit, window giving an attractive view, under floor heating. Door to 'Jack and Jill' ensuite.

OUTSIDE

The property is situated along a quiet unadopted bridleway with a pair of electric 5-bar gates leading into an extensive gravelled driveway. There are gardens surrounding the property which are enclosed and consist of artificial lawn with the rear garden having an area of decking and an above ground swimming pool.

A gravelled driveway leads via a further pair of electric 5-bar gates into a large gravelled yard area providing ample parking for horse boxes and trailers. From this yard there is access to a Hay Barn measuring approximately 15'4" x 14' (L shaped) with a door leading into a tack room measuring 10'9" x 6'8" with a butler sink and hot and cold water supplies. The hay barn/tack room leads at the rear through to the stable block which consists of the following:

Stable 1 - 15'3" x 9'9"

Stable 2 - 14'4" x 14'3"

Stables 3, 4 and 5 - 11'6" x 11'

Feed Room - 11' x 7'4"

The stable yard has electricity, light and water connected, together with a CCTV system. Adjoining the yard there is a post and rail turn out area which measures approximately 68' x 48' (estimated - not measured) with a sand surface. The remainder of the land is dedicated to well maintained paddocks which are served by an excellent track system consisting of a mixture of gravel and sand allowing easy access to the paddocks and enabling some to grazed whilst others are rested.

The property is surrounded by farmland providing most attractive views, whilst the lane at the front provides easy riding-out.

AGENTS NOTES

Drainage is by means of a private treatment plant.

Millfield Lane is an unadopted road, the property is being sold with the benefit of an Indemnity Insurance Policy relating to this.

The property has a CCTV system covering the property and grounds.

The property benefits from a New Build Warranty

Please note: The Glamping Pod and field shelters shown within the photographs are not included in the sale. The rubber matting within the stables is also excluded from the sale.

OVERAGE CLAUSE

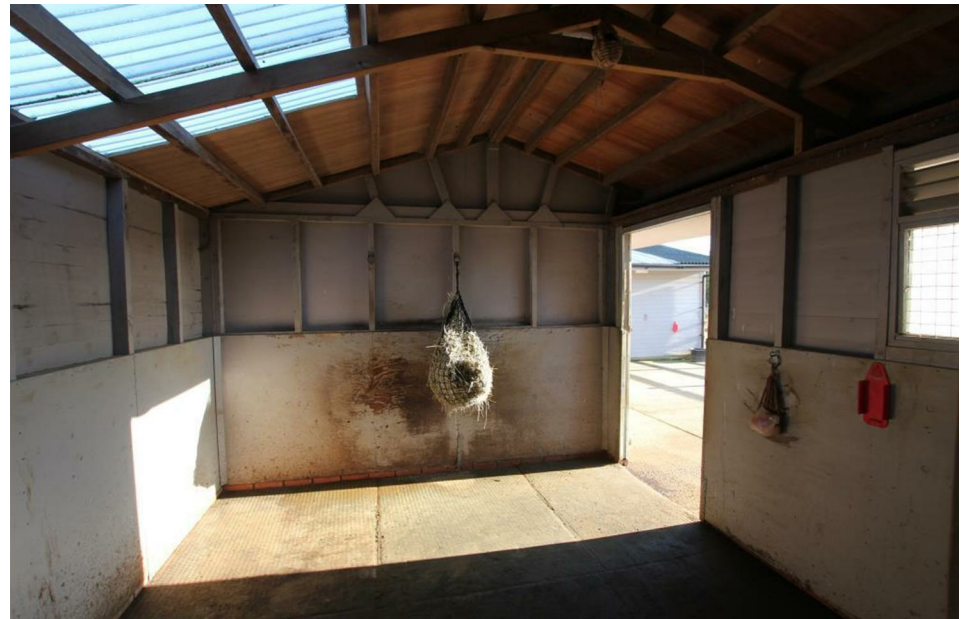
If within a period of 25 years from the date of the conveyance, planning permission is granted for the conversion of the outbuildings to a residential dwelling or planning permission is granted for a residential dwelling(s) within the grounds, then the Purchaser will pay to the Vendor 30% of the uplift in value attributable to the grant of planning permission less the costs of obtaining the planning permission. Payment of the overage will be made either on implementation of the planning permission or the sale of the property with the benefit of the planning permission.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A	84	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Offers In Excess Of £850,000
 Council Tax Band - E
 Local Authority - East Cambs
 District Council

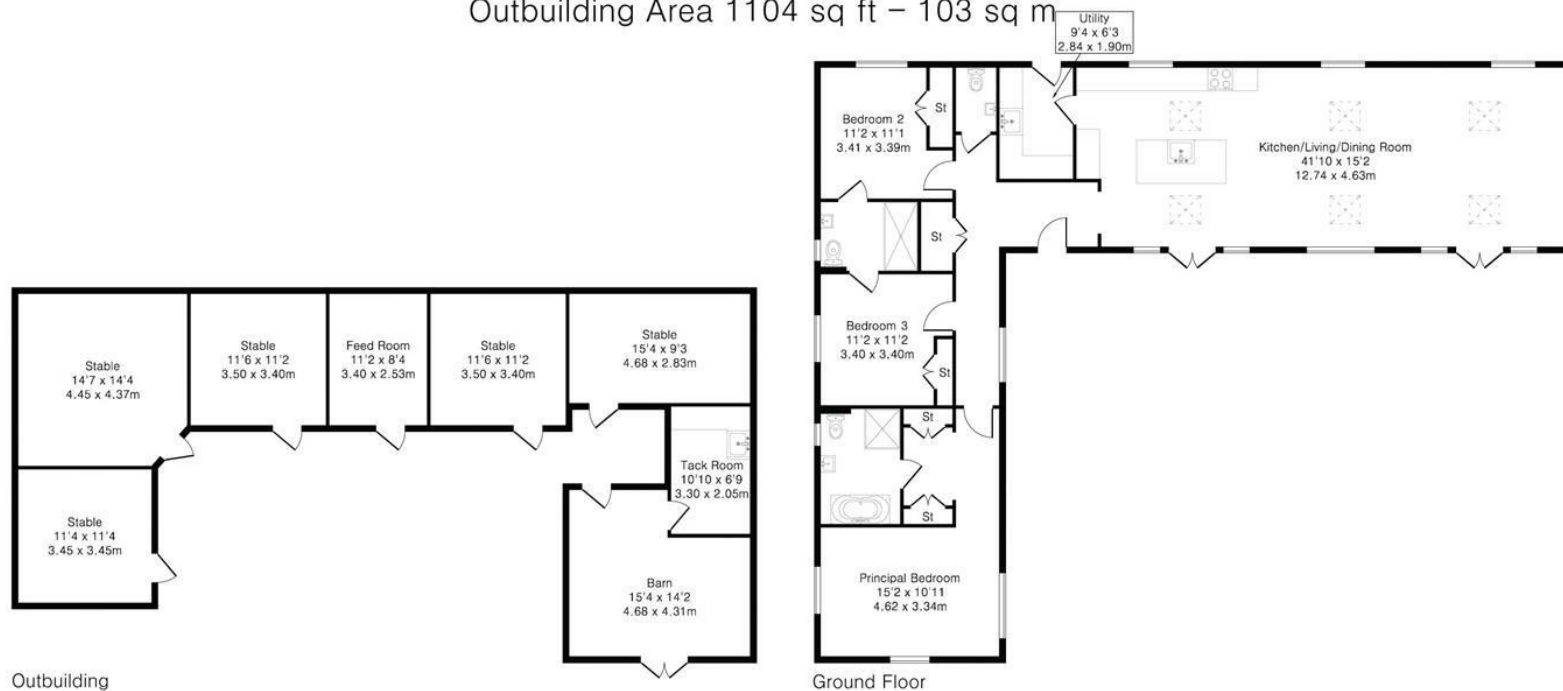




Approximate Gross Internal Area 2594 sq ft - 241 sq m

Ground Floor Area 1490 sq ft – 138 sq m

Outbuilding Area 1104 sq ft – 103 sq m





Agents note:

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

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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.



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