



Main Street, Ely, CB6 2SX

CHEFFINS

Main Street

Little Downham, Ely,
CB6 2SX

- Converted Former Methodist Chapel
- Beautifully Presented & Character Features
- 4 Double Bedrooms (Master with Refitted Ensuite)
- Open Plan Living Area
- Additional Lounge & Play Room
- Attractive Private Gardens
- Freehold / Council Tax Band TBC / EPC D

A stunning sympathetically converted former Methodist Chapel dating back to the early 1900's, offering substantial accommodation, together with a perfect blend of character features and modern facilities. The property is beautifully presented and comprises entrance lobby, front, inner and rear hallways, bathroom, 4 ground floor double bedrooms with the master being 19'9" x 10'1" with ensuite, lounge with wood burning stove, open plan first floor living accommodation measuring 32' x 24'7" with modern well maintained kitchen, sitting and dining areas benefitting from vaulted and beamed ceiling, together with a magnificent large stained glass window to the front aspect. Also on the first floor there is a play room and cloakroom. To the rear there is a fully enclosed and private garden.

There are many unique features to this property including stained glass windows, solid wood doors and floors, vaulted and beamed ceilings and to fully appreciate this rather special family home viewing is highly recommended.

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Guide Price £550,000





LOCATION

Little Downham is a village situated approximately 2 miles from the Cathedral City of Ely with a dedicated, illuminated cycle path. Little Downham has a range of village amenities including nursery and primary school, 2 public houses/restaurant and a convenience store. There are a full range of shopping, schooling, sporting facilities etc. at Ely. Ely has a mainline rail service to London via Cambridge (approximately 15 miles).

ENTRANCE LOBBY

With solid wood doors to front aspect, timber and glazed double doors into hallway.

FRONT HALL

With part vaulted ceiling, stairs to first floor with under stairs storage cupboard, feature arch shaped window, Victorian style radiator.

BATHROOM

Refitted and comprising low level WC, pedestal hand wash basin, panelled bath, double glazed window to side aspect and circular stained glass window to front aspect, heated towel rail, tiled floor with under floor heating.

INNER HALL

With recessed ceiling lights

BEDROOM 1

With secondary glazed window to side aspect, a range of handmade fitted wardrobes, arch shaped alcove with shelving, Victorian style radiator.

ENSUITE

Refitted with large shower cubicle with built-in shelf, low level WC, pedestal hand wash basin, double glazed window to side aspect, heated towel rail, tiled floor with under floor heating.

BEDROOM 2

With arch shaped alcove with shelving, Victorian style radiator, secondary glazed window to side aspect.

BEDROOM 3

With secondary glazed window to side aspect, Victorian style radiator.

BEDROOM 4

With secondary glazed window to side aspect and Victorian style radiator.

REAR HALL

With feature vaulted and panelled ceiling with exposed brick wall, solid wood flooring and door to outside, stairs to first floor with under stairs storage cupboard, Victorian style radiator.

LOUNGE

With bi-fold doors opening on to rear garden, oak flooring, wood burning stove with slate hearth, feature arch shaped window, vaulted and beamed ceiling to a height of 17', 2 Victorian style radiators.

FIRST FLOOR LIVING AREA

This is a stunning open plan space comprising kitchen, dining and living space. With 7 velux windows and a large stained glass window to front aspect, vaulted timber panelled ceiling with exposed beams, oak flooring, television point, front and rear staircases, 5 Victorian style radiators.

Kitchen area with a range of modern high gloss base level storage units with solid wood work surfaces, 1 1/4 bowl ceramic sink unit and drainer, built-in Neff electric double oven, 5-ring gas hob, integrated dishwasher, island unit with further high

gloss base level storage cupboards and wine rack, pantry with plumbing for washing machine.

CLOAKROOM

With modern low level WC and hand wash basin.

PLAY ROOM

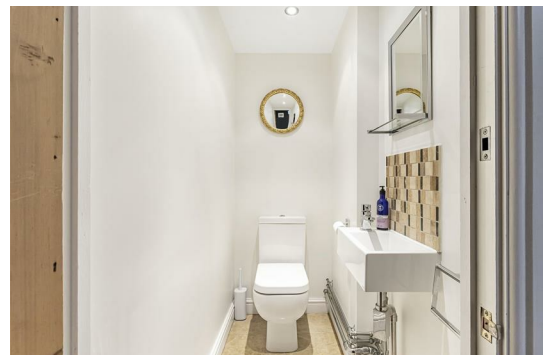
With vaulted and beamed ceiling, oak flooring, velux window, built-in double storage cupboard, Victorian style radiator.

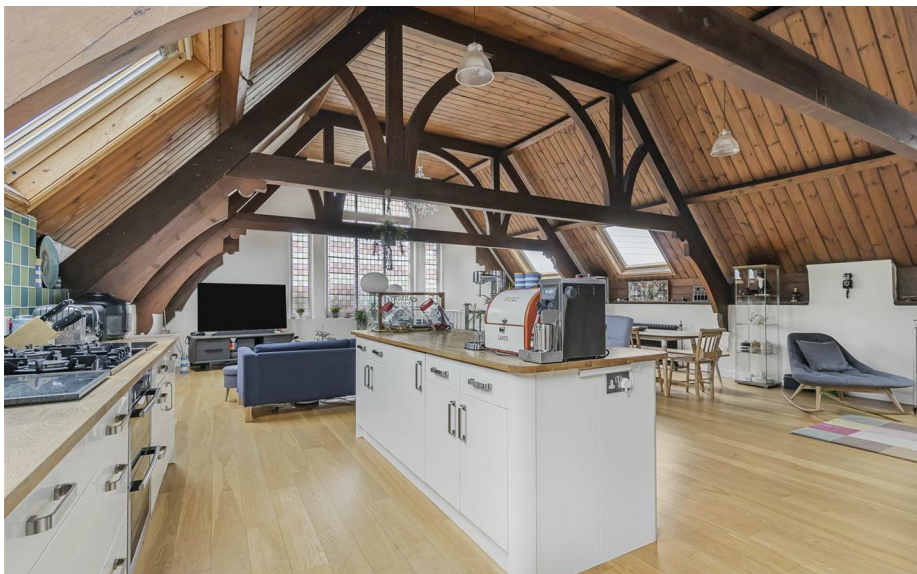
OUTSIDE

The front of the property is enclosed by a low retaining wall with wrought iron railings. Also to the front there is paving and raised beds with lavender planting. Gated pedestrian access leads alongside the property to an enclosed rear garden which offers a good degree of privacy. The garden has an extended area of paving, a lawn and mature borders including plants, shrubs and a selection of trees.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.












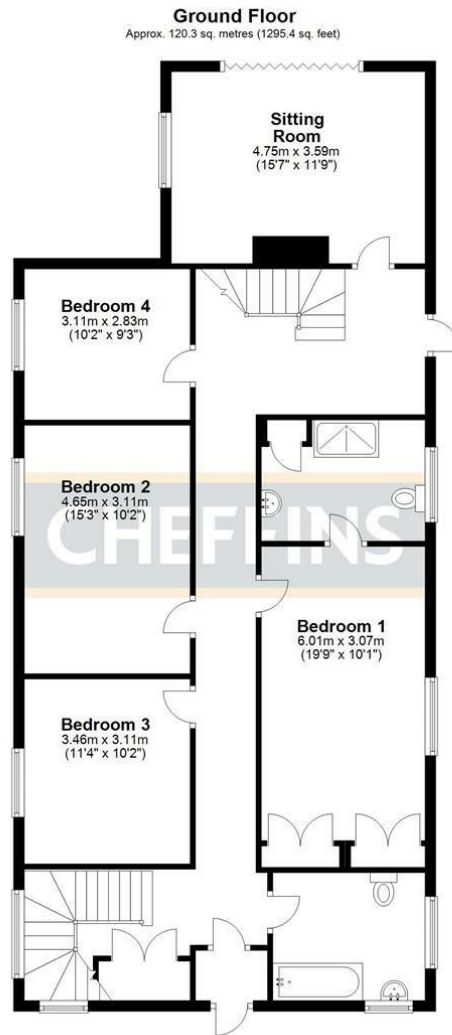
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £550,000
Tenure - Freehold
Council Tax Band - D
Local Authority - East Cambs
District Council









Total area: approx. 223.1 sq. metres (2401.9 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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.

