



Lower Road, Stuntney, CB7 5TN

CHEFFINS

Lower Road

Stuntney,

CB7 5TN

- Beautifully Presented Substantial Detached Residence
- 3,000 Sq Ft of Accommodation
- Elevated Position with Stunning Views of Ely Cathedral & Surrounding Countryside
- Approximately 0.7 Miles from Ely Station
- 5 Bedrooms (Master with Dressing Room & Ensuite)
- Dining Hall, Living Room & Study
- Stunning Kitchen/Dining/Family Room
- 2 Additional Bathrooms
- Approximately 0.77 of an Acre Plot (STS)
- Freehold / Council Tax Band G / EPC Rating TBC

Anchor House is a superbly appointed and substantial detached residence offering one of the finest views of Ely Cathedral within the area. With the original part believed to date back some 600 years, the property retains many character features sympathetically integrated with everything required for modern day living.

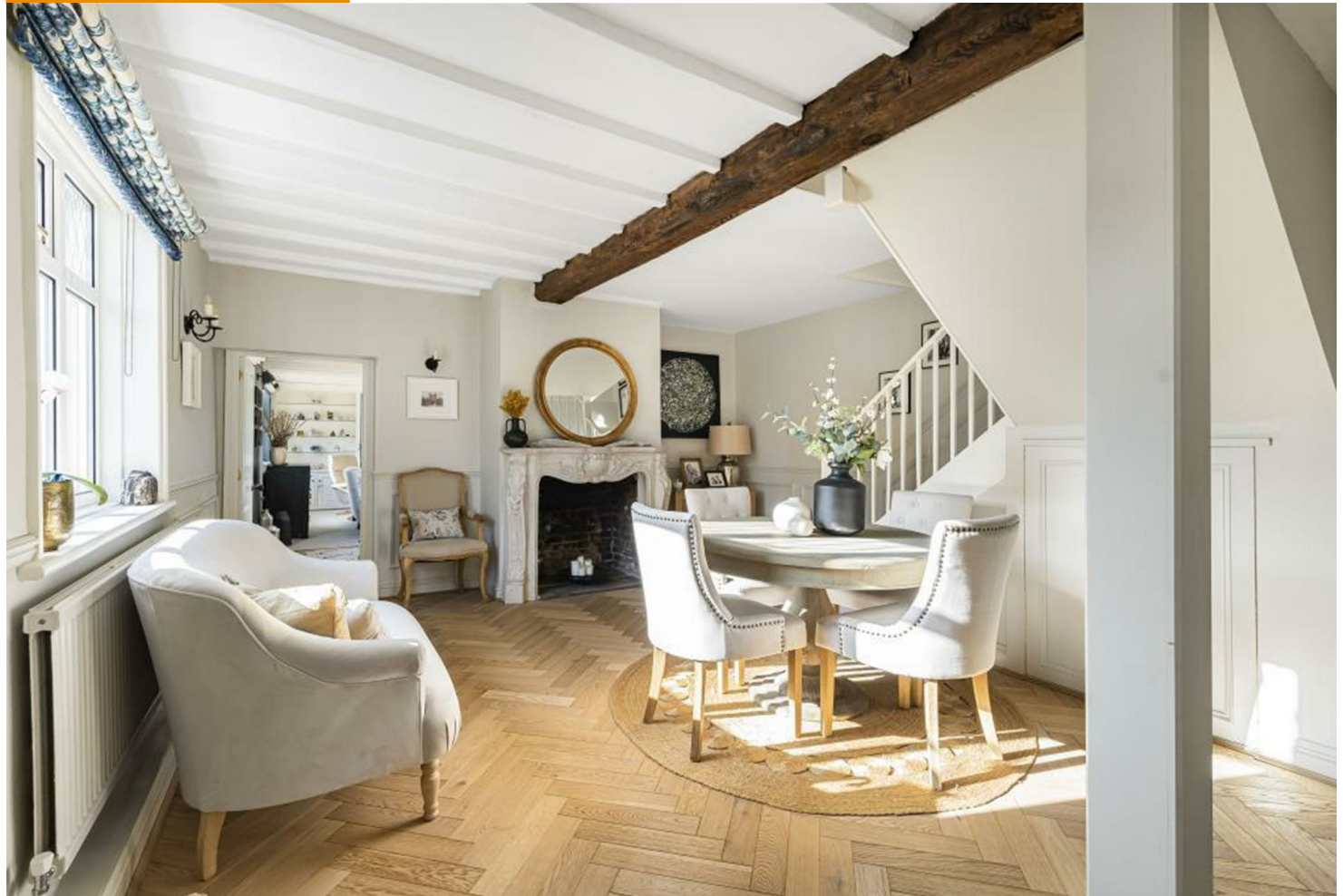
The accommodation amounts to about 3,000 square feet which comprises on the ground floor, dining hall, living room, stunning kitchen/dining/family room with bi-fold doors opening onto the terrace offering magnificent views of surrounding countryside and the Cathedral, utility room and cloakroom. On the first floor there are 2 bathrooms and 5 bedrooms with the master being a stunning suite with walk-in dressing room and ensuite and having the benefit of the views.

The property sits on a plot of approximately 0.77 of an acre (sts) with a driveway, brick outbuildings and terrace leading down onto a lawn which overlooks open countryside and the Cathedral in the distance.

The property is beautifully presented throughout and to be fully appreciated a viewing is highly recommended.

5 3 3

Guide Price £1,250,000





LOCATION

Stuntney is a small hamlet situated on the South-East side of Ely and allows easy access to Ely's Mainline Railway Station and within walking distance of Ben's Yard an independent retail village offering food, home interiors, fashion, beauty and fitness. Within Stuntney there is an active village hall with numerous community events and the Old Hall over the road offers additional dining and accommodation options. Ely itself is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

DINING HALL

With door and window to front aspect overlooking the Church, stairs to first floor with understairs storage cupboard, oak beam, fireplace (not used) with stone hearth, engineered oak flooring, radiator.

STUDY

With windows to front and rear aspects, the front overlooking the Church, and the rear having built-in shutters, fitted bespoke cupboards and display shelves, together with built-in computer desk, fireplace (not used) with tiled hearth and oak bressumer, radiator.

LIVING ROOM

With window to front aspect overlooking the Church and window to side aspect. Feature inglenook fireplace (currently sealed) with original bread oven and tiled hearth, bespoke fitted cupboards and display shelves, 2 radiators.

KITCHEN / DINING / FAMILY ROOM

A superb room comprising:

KITCHEN AREA

With fitted Neptune kitchen consisting of painted base level storage units and drawers with granite covered work surfaces and undermounted double bowl butler sink, mixer and Quooker instant boiling water tap, dishwasher, plumbing for fridge/freezer, cooker space, integrated dishwasher, expansive island unit (approximately 2.95m x 1.30m) with granite covered top with painted drawers and cupboards beneath, built-in electric oven and breakfast bar. Further tall larder cupboards with integrated drawers, window to side aspect.

DINING / LIVING AREA

With door to side aspect and windows and bi-fold doors to rear onto the terrace providing a magnificent view of surrounding countryside and Ely Cathedral, wood burner with brick hearth and timber surround, 2 radiators.

UTILITY ROOM

With velux window and door to rear aspect, plumbing for washing machine and space for tumble drier, sink, base level storage units and work surfaces, hanging rails and shelving, range of tall storage cupboards, together with a shelved pantry, radiator. The utility room houses a new (December 2024) Worcester boiler with 10-year guarantee.

CLOAKROOM

With window to side aspect, low level WC, hand wash basin, built-in cupboard, radiator.

FIRST FLOOR LANDING

With 2 windows to front aspect, built-in bookcase, access to loft and 2 radiators.

BEDROOM 1

A stunning master suite with walk-in dressing room. With 3 sash windows to rear aspect giving a stunning view of surrounding countryside and Ely Cathedral, radiator.

ENSUITE BATHROOM

With large freestanding bath situated beside 2 windows once again making the most of the view to the rear, vanity unit with marble top and inset basin with cupboards and drawers beneath, shower cubicle, low level WC, velux window, radiator with towel rail.

BEDROOM 2

With windows to front and rear aspects giving attractive views, fitted wardrobes, radiator.

BEDROOM 3

With window to side aspect, range of fitted wardrobes and a shelved linen cupboard, radiator.

BEDROOM 4

With windows to side and front aspects, radiator.

BEDROOM 5

With window to side aspect, fitted wardrobes, radiator.

BATHROOM 1

With window to rear aspect with attractive views and built-in window shutters, vanity unit with wash basin, bath, double size shower cubicle, low level WC, built-in shelving, heated towel rail.

BATHROOM 2

With bath with shower above, low level WC, pedestal hand wash basin, built-in cupboard, access to loft, heated towel rail.

OUTSIDE

The property is situated within a plot of approximately 0.77 of an acre (sts) with a driveway to the side of the house providing ample off street parking and having an electrical socket. To the rear of the driveway there are some useful brick built outbuildings with pantile roofs providing excellent storage. Gated pedestrian access leads to the rear of the house where there is an extended terrace paved with Indian Sandstone from where the vendor has enjoyed some spectacular sunsets! The terrace provides a perfect outdoor entertaining area with wonderful views across surrounding countryside and

Ely Cathedral. There is also an outside tap at the rear. Steps lead down onto a lawned garden which is fully enclosed by fencing and contains a mature Willow and Silver Birch trees.

AGENT NOTES

The property is held on 3 separate titles.

Tenure - freehold

Council Tax Band - G

Property Type - detached house

Property Construction - brick walls and tile roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 3140 square foot as per the floorplan

Parking - driveway

Utilities / Services

Electric Supply - mains

Gas Supply - mains

Water Supply - mains

Sewerage - septic tank - 50% of costs associated with septic tank shared with next door

Heating sources - gas boiler and radiators

Broadband Connected - yes

Broadband Type - FTTC - 70 Mbps currently connected

Mobile Signal/Coverage - according to Ofcom, mobile coverage is indicated to be available from EE, Vodafone and 3 (Three)


Flood risk - very low - flooding from groundwater and reservoirs unlikely in this area

Restriction Covenants - yes

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



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



Guide Price £1,250,000
 Council Tax Band – G
 Local Authority – East
 Cambs District Council













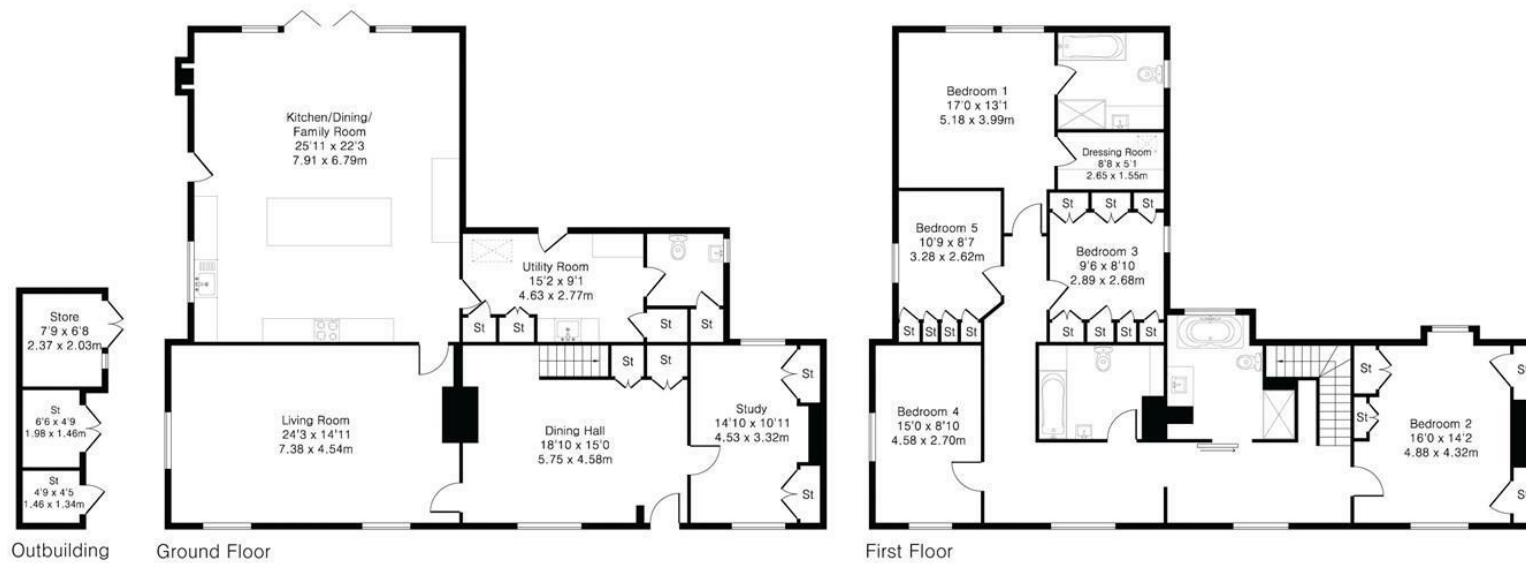


Approximate Gross Internal Area 3140 sq ft - 292 sq m

Ground Floor Area 1603 sq ft – 149 sq m

First Floor Area 1430 sq ft – 133 sq m

Outbuilding Area 107 sq ft – 10 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.