



Upware, CB7 5YQ

**CHEFFINS**

Upware,  
CB7 5YQ

- Former House
- Modernisation Required
- 2 Reception Rooms & Kitchen/Breakfast Room
- 4/5 Bedrooms
- Various Outbuildings
- Approx. 3 Acre Paddock (STS)
- Total Plot of Approx. 4.5 Acres (STS)
- Field Views
- Freehold / Council Tax Band F / EPC Rating F

If you are looking for a rural, handsome character property in need of some TLC with multiple outbuildings sat on an estimated 4.5 Acres (STS) of land, then you're in the right place!

Take a look at this fabulous, detached family home that has been owned for generations by the same family! Located in the village of Upware, this home offers huge potential for its new owner!

The property offers multiple reception rooms, 4 large double bedrooms and a single room, a family bathroom, ground floor shower room, conservatory and utility room.

Outside there are multiple outbuildings, barns an estimated 3.5 acre paddock at the back, a courtyard, and a large garage. All of this surrounded by field views and offered for sale with NO FORWARD CHAIN!

 5  2  3

**Guide Price £670,000**





## LOCATION

Upware is a mainly residential hamlet situated on the east bank of the River Cam approximately 10 miles from the centre of the Cathedral City of Ely. Ely provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the 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.

**ENTRANCE HALL**

With door to front, stairs leading to the first floor, radiator.

**DINING ROOM**

With bay window to front, window to side, 2 radiators.

**KITCHEN / BREAKFAST ROOM**

With base and wall units, cupboards and drawers with work surfaces over, window to side, door to side, pantry, radiator.

**SIDE LOBBY**

With radiator, door to side, built-in storage cupboard.

**UTILITY ROOM**

With door to side, window to side, airing cupboard housing the hot water tank.

**SHOWER ROOM**

With low level WC, wash hand basin, shower, window to side, radiator

**CONSERVATORY**

With door to side, radiator.

**LOUNGE**

With bay window to front, door to side, fireplace, 2 radiators.

**FIRST FLOOR LANDING**

With window to side.

**BEDROOM 1**

With window to front, 3 double fitted wardrobes, radiator.

**BEDROOM 2**

With window to front, radiator.

**BEDROOM 3**

With window to side.

**BEDROOM 4**

With window to side, access to loft, fitted wardrobes, 2nd airing cupboard housing hot water tank.

**BEDROOM 5 / DRESSING ROOM**

With window to front.

**BATHROOM**

With window to side, low level WC, wash hand basin, panelled bath with shower over.

**OUTSIDE**

The property has a variety of

outbuildings including boiler house, feed room, 2 stables, car ports, 3 barn outbuilding and garage, together with a cattle yard, orchard with apple, pear and cherries, together with a paddock of approximately 3 acres (sts) with field shelter and gated access to the road. The plot in total extends to approximately 4.5 acres (sts),

**VIEWING ARRANGEMENTS**

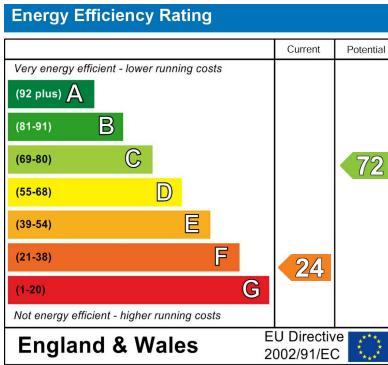
Strictly by appointment with the Agents.



CHEFFINS







Guide Price £670,000

Council Tax Band - F

Local Authority - East Cambs District Council

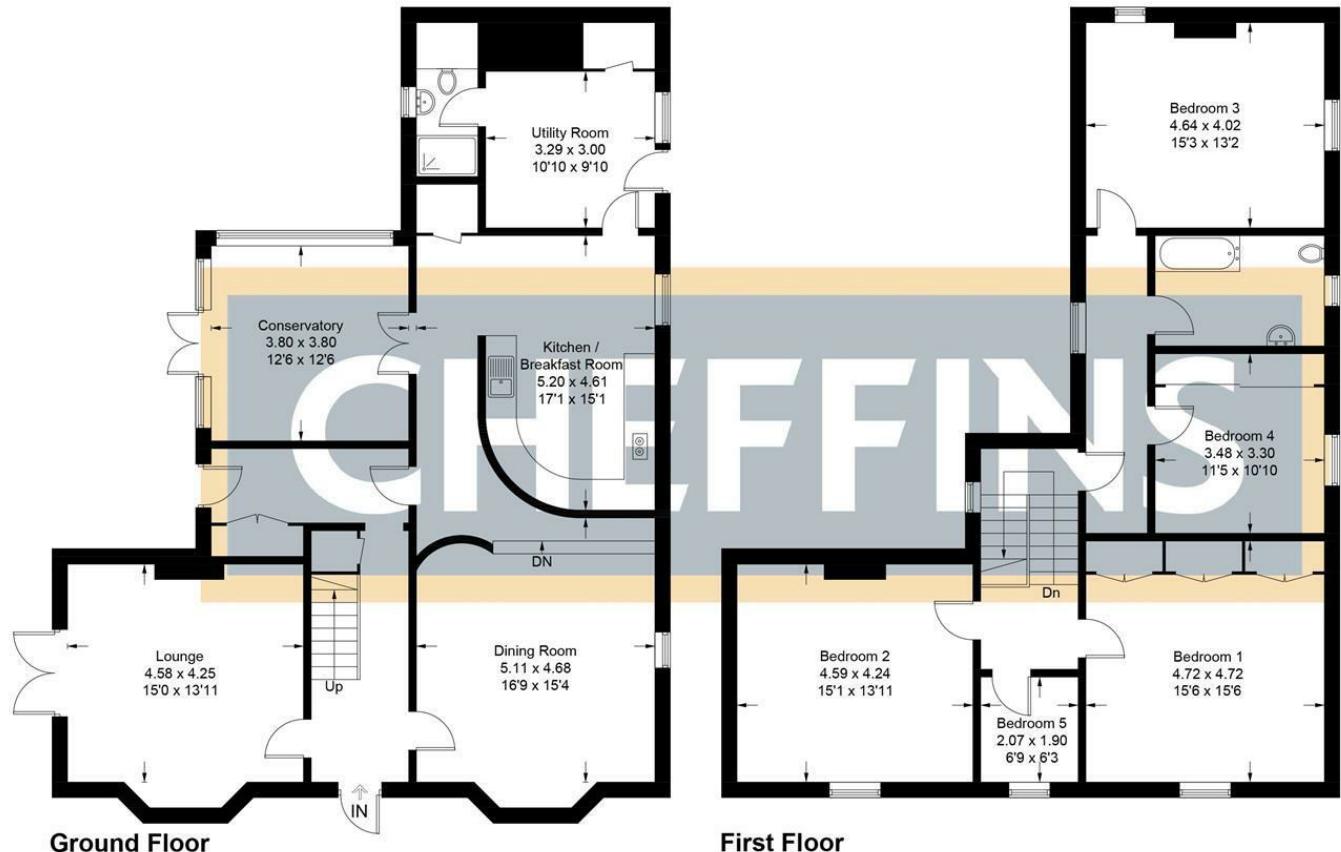
**Agents note:**

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

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.

Approximate Gross Internal Area  
Ground Floor = 125.2 sq m / 1348 sq ft  
First Floor = 102.3 sq m / 1101 sq ft  
Total = 227.5 sq m / 2449 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1168740)



**CHEFFINS**