



**Finches, 16 Lower Road
Stuntney, Ely, Cambridgeshire**

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Finches, 16 Lower Road, Stuntney, Ely, Cambridgeshire CB7 5TN

Stuntney is a charming village just two miles from Ely, enjoying a peaceful rural setting. The village features a historic parish church and is surrounded by open countryside. Ely offers a wide range of amenities including schools, shops, restaurants, and a mainline rail station with direct services to Cambridge in under 20 minutes and London in around an hour. The nearby city of Cambridge (16 miles) and the market town of Newmarket (13 miles) provide further shopping, leisure, and schooling options.

An impressive and characterful Grade II listed home measuring approximately 2,500 sq.ft., offering spacious and versatile accommodation across three floors. Featuring stunning period details such as exposed beams and inglenook fireplaces, the property includes a generous drawing room with French doors to a sizeable, beautifully enclosed terrace, a charming dining room, and a well-equipped Shaker-style kitchen/breakfast room. Four double bedrooms, including a master with dressing area and en-suite, provide ample family living space, complemented by beautifully landscaped gardens, off-road parking, and a double garage.

A spacious Grade II listed 2,500 sq.ft. character home with four double bedrooms, period features, enclosed terrace, landscaped gardens, and ample parking including a double garage.

Ground Floor

ENTRANCE HALL Entered via glazed double doors, with tiled flooring, stairs rising to the first floor, and doors leading to the main ground floor rooms.

DINING ROOM A characterful double-aspect room featuring exposed brickwork, timber beams, and a striking inglenook fireplace. Door to:

DRAWING ROOM A spacious yet cosy reception room with exposed beams, dual-aspect windows, and a large inglenook fireplace housing a wood-burning stove. French doors open directly onto the generous and enclosed rear terrace, creating a seamless indoor-outdoor flow.

KITCHEN/BREAKFAST ROOM Enjoying windows to the side and rear, along with patio doors opening onto the garden, this generous space is fitted with a Shaker-style range of wall and base units, solid worktops, and an inset butler sink with mixer tap. Appliances include a built-in double oven, four-ring convection hob with extractor fan, and dishwasher which will be left in situ. There is also space for an American-style fridge/freezer and the floor is laid with ceramic tiles.

UTILITY With access to the rear terrace, the utility offers further storage, a butler sink, and plumbing for both a washing machine and tumble dryer which are included.

First Floor

FIRST FLOOR LANDING Split-level landing with access to a cloakroom and further stairs rising to the second floor, with doors to the main bedrooms and bathroom.

CLOAKROOM With a window to the side and fitted with a two-piece suite comprising WC and hand wash basin.

MASTER BEDROOM Accessed via a dressing area with double doors to a walk-in wardrobe, the room enjoys windows to both front and rear aspects and a door to:

EN-SUITE A well-appointed four-piece suite including WC, hand wash basin, bidet, and bath with electric shower over. Tiled splashbacks and a rear-facing window complete the space.

BEDROOM 1 A spacious double bedroom with built-in storage and a window overlooking the front aspect.

FAMILY BATHROOM Fitted with a three-piece suite comprising WC, hand wash basin, and bath with separate shower over. Also with tiled splashbacks, a built-in airing cupboard, and a frosted window to the rear.

Second Floor

BEDROOM 3 A generous double bedroom with stairs leading directly from the first floor, featuring two front-facing dormer windows and access to:

BEDROOM 4 A further double bedroom with a front-facing dormer window, ideal as a guest room, study, or hobby space.

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Outside

The property is approached via a gravelled driveway from Lower Road, offering ample off-road parking and screened by mature hedging and a low brick wall. A double garage is accompanied by two adjoining brick-built outbuildings, ideal for storage or workshop use, and certainly with scope for being converted into a home office or granny annex (STPP). Gated side access leads to an enclosed terrace behind the kitchen and sitting room—perfect for alfresco entertaining. The rear garden is fully enclosed, mainly laid to lawn with established borders, box hedging, and far-reaching views towards Ely and the cathedral in the distance. In all, the property is situated on a plot totalling approximately **0.3 acre (STS)**.

Material Information

SERVICES Gas fired central heating to radiators throughout. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND F. (£3,429.30 per annum)

EPC BAND TBC

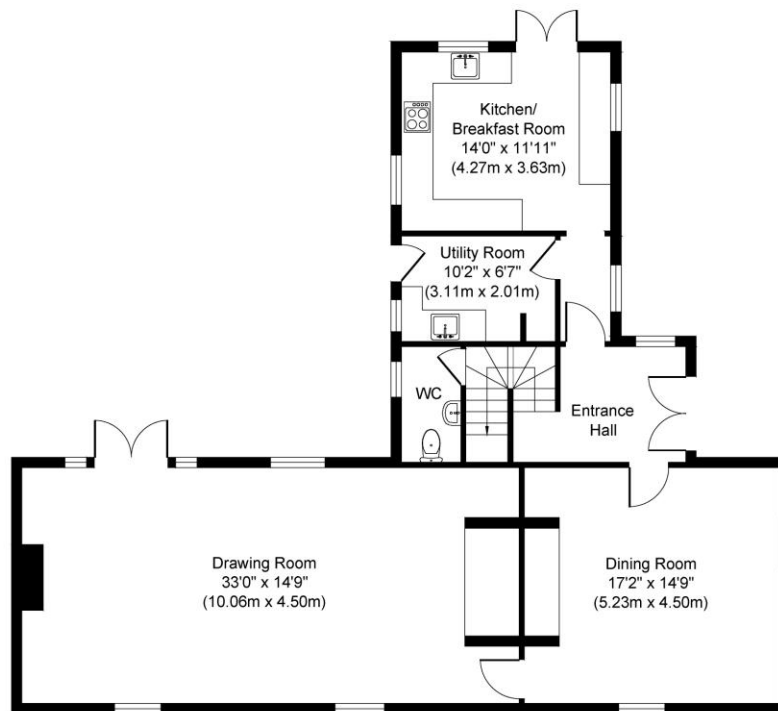
TENURE Freehold.

WHAT3WORDS mixed.nosedive.scatter

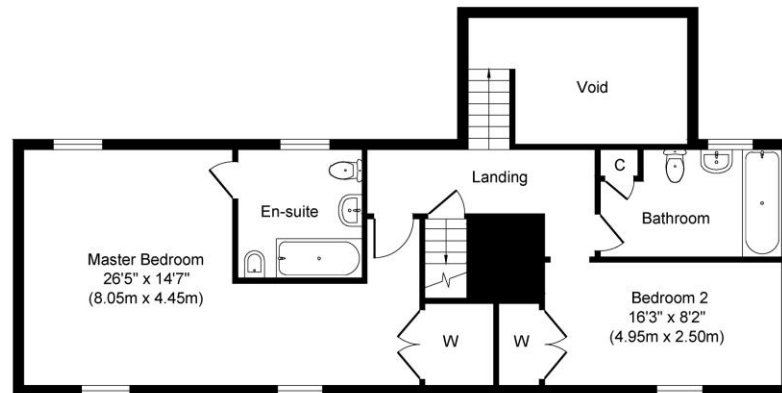
VIEWING Strictly by prior appointment only through DAVID BURR.

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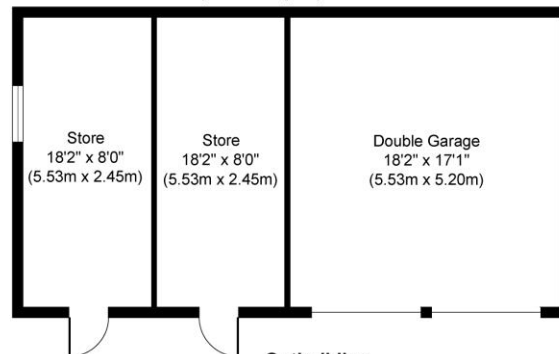




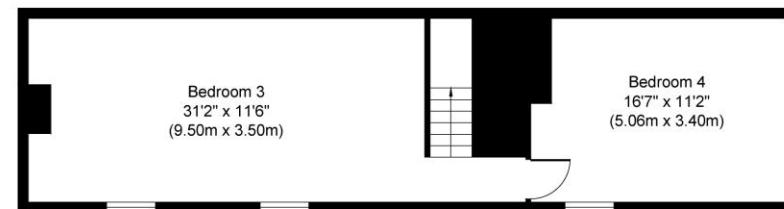
Ground Floor
Approximate Floor Area
1078 sq. ft
(100.18 sq. m)



First Floor
Approximate Floor Area
815 sq. ft
(75.71 sq. m)



Outbuilding
Approximate Floor Area
613 sq. ft
(56.95 sq. m)



Second Floor
Approximate Floor Area
545 sq. ft
(50.67 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



