



Mill Street, Isleham, CB7 5RY

**CHEFFINS**

## Mill Street

Isleham,  
CB7 5RY

- Semi-Detached Character Cottage
- 2 Bedrooms
- First Floor Bathroom
- Extensive Outbuildings
- Potential for Development (stp)

An individual semi-detached character property believed to have been part of the Old Bakery with a range of outbuildings and tremendous potential for conversion to an annexe or extending the accommodation (STP). The property benefits from a sitting room with wood flooring and a fireplace, 2 further reception areas and a cottage style kitchen. Additional features include 2 double bedrooms and a bathroom on the first floor, a large garage and attractive established gardens. Viewing is essential to appreciate the extent of the accommodation.

2 1 3



Guide Price £390,000



## LOCATION

ISLEHAM is an historic village situated about 7 miles from the racing town of Newmarket, 8 miles south of Ely and approximately 17 miles from Bury St Edmunds and Cambridge. The A14 is easily accessible providing links to major road networks. Mainline rail services are situated at both Ely and Newmarket. The village offers several facilities including a primary school and a pre-school playgroup, a local Co-op supermarket and a Post Office. There are 3 public houses including the Merry Monk restaurant, together with 3 churches including the Ark based in one of the biggest oak-framed buildings to be erected in the UK in centuries. On the recreation ground there is a new community centre, The Beeches, football and cricket pitches and a multi-use games area.

## ENTRANCE HALL

with entrance door, tiled flooring, window to the front aspect.

## SITTING ROOM

with a fireplace with wood burning stove, stone hearth, oak wood flooring, window to the front aspect.

## DINING ROOM

with oak wood flooring, stairs leading to the first floor, opening leading to;

## STUDY

with oak wood flooring, window overlooking the kitchen.

## KITCHEN

with oak wood worktops with a deep ceramic sink with mixer tap, fitted base units, integrated eye level SMEG oven and grill combination, 4 burner gas hob with stainless steel extractor hood over, integrated Zanussi dishwasher, bin drawer, space and plumbing for a washing machine, wall mounted display cabinet, tiled flooring, 2 windows to the rear aspect and a half glazed door leading to the rear garden.

## FIRST FLOOR

## LANDING

with access to the roof space, window to the side aspect.

## BEDROOM 1

with a window to the front aspect.

## BEDROOM 2

with a built-in cupboard, window to the front aspect.

## BATHROOM

with a bath with mixer tap, tiled shower cubicle, hand basin with mixer tap and cupboard storage under, concealed cistern low level WC, laminate flooring, extractor fan, airing cupboard with hot water cylinder, window to the rear aspect.

## OUTSIDE

To the right hand side of the property is a side passageway with a pedestrian access shared with the cottage to the left hand side. This access continues across to the rear of the cottage. and to the right of this is a;

## LARGE GARAGE

with a pair of wooden doors to the front, rear lobby leading to outbuildings comprising;

## STUDIO

with a vaulted ceiling, wall mounted Ideal gas fired central heating boiler, 2 windows to the side aspect.

## OFFICE

with a Velux window to the side aspect and 2 traditional windows to the side.

## STORAGE ROOM

with door and window to the side aspect.

To the rear is a long garden laid to lawn with established trees and shrubs, outside tap and outside light, paved pathway leading to the vegetable garden with raised vegetable beds, greenhouse and chicken coop and run.

## MATERIAL INFORMATION

Tenure - Freehold  
Council Tax Band - C

## AGENT'S NOTE

1- There is a pedestrian right of way allowing the owners of number 37 Mill Street access to walk through the passageway between number 39 and the garage for the property. This access continues across the back on number 39 and on to number 37.

2- The cottage has a flying freehold with a part of bedroom 1 located above the adjoining cottage.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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 Local Authority - East Cambridgeshire

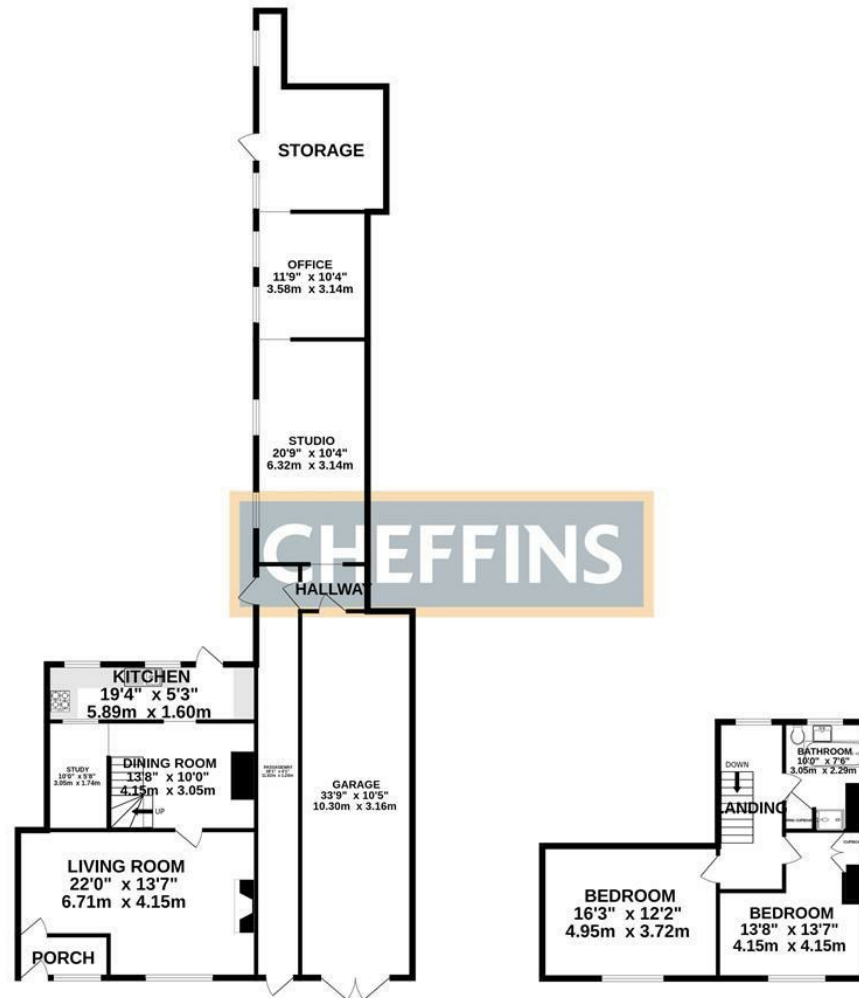






GROUND FLOOR  
1600 sq.ft. (148.7 sq.m.) approx.

1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



39 MILL STREET

TOTAL FLOOR AREA : 2108 sq.ft. (195.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.