



West Street, Isleham, CB7 5SD

**CHEFFINS**

## West Street

Isleham,  
CB7 5SD

- Detached Grade II Listed Former Farmhouse
- Mid to Late 17th Century
- Exceptional Character
- 4 Reception Rooms/ 5 Double Bedrooms
- Outbuildings
- Walled South Facing Garden

A truly outstanding grade II listed mid to late 17 century farmhouse situated close to the heart of the village and benefitting from a delightful South facing walled garden. The accommodation of approximately 312 square meters is arranged over 3 floors with a wealth of exposed timbers, open fireplaces, and period brickwork with 3 primary reception rooms, 5 large bedrooms and a cellar. Additional features include a range of outbuilding with potential for conversion subject to obtaining relevant planning permission.

5 1 3

Offers In Excess Of £735,000





## 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.

## FRONT HALLWAY

with a part glazed entrance door, brick flooring.

## DRAWING ROOM

An attractive triple aspect room with an inglenook fireplace with a brick hearth and bressumer beam, exposed beams and a pair of French doors leading to the side garden and windows to the front and rear aspects.

## STUDY

with quarry tiled floor, stairs leading down to the cellar, windows to the side and rear aspect, part glazed door leading to the garden.

## SITTING ROOM

with an Inglenook fireplace with a stone hearth and bressumer beam, brick flooring, exposed timbers, door leading to the stairs to first floor, windows to the front and rear aspects.

## DINING ROOM

with an Inglenook fireplace with stone hearth, bressumer beam, flagstone flooring, exposed timbers, windows to the front and rear aspects, opening leading to;

## KITCHEN AREA

A double aspect room with farmhouse style kitchen with a double ceramic sink

inset to worktops, flagstone flooring, AGA range, exposed beams.

## STORE/LAUNDRY ROOM

with a window to the rear aspect.

## CLOAKROOM

with a low level WC, window to the side aspect.

## CELLAR

with brick flooring, attractive brick staircase, window and door to the rear aspect.

## FIRST FLOOR

### LANDING

with stairs leading to the second floor and access to;

### BEDROOM 1

A charming triple aspect room with an open fireplace with a brick hearth and surround, timber mantle, exposed timbers, wood flooring.

### BEDROOM 2

A double aspect room with wood flooring, windows to the front and rear aspects and door leading to;

### BEDROOM 3

with wood flooring, sloping ceilings, exposed beams.

## BATHROOM

with a freestanding bath with mixer tap and shower attachment, pedestal hand basin, high level WC, wood flooring, windows to the side and rear aspects.

## SECOND FLOOR

### BEDROOM 4

A triple aspect room with sloping ceilings, exposed wood flooring, exposed wood flooring.

### BEDROOM 5

with sloping ceilings, windows to the front and rear aspect.

## OUTSIDE

The property is attractively situated close to the heart of the village and is approached via a shared driveway to the right hand side of the property.

To the rear of the property is a delightful enclosed South facing garden with established trees and shrubs, lawned area and a paved patio. A range of outbuildings comprising store rooms and former stables offers potential for development and has previously been granted planning permission however, this has since lapsed.

## MATERIAL INFORMATION

Tenure - Freehold  
Council Tax Band - E







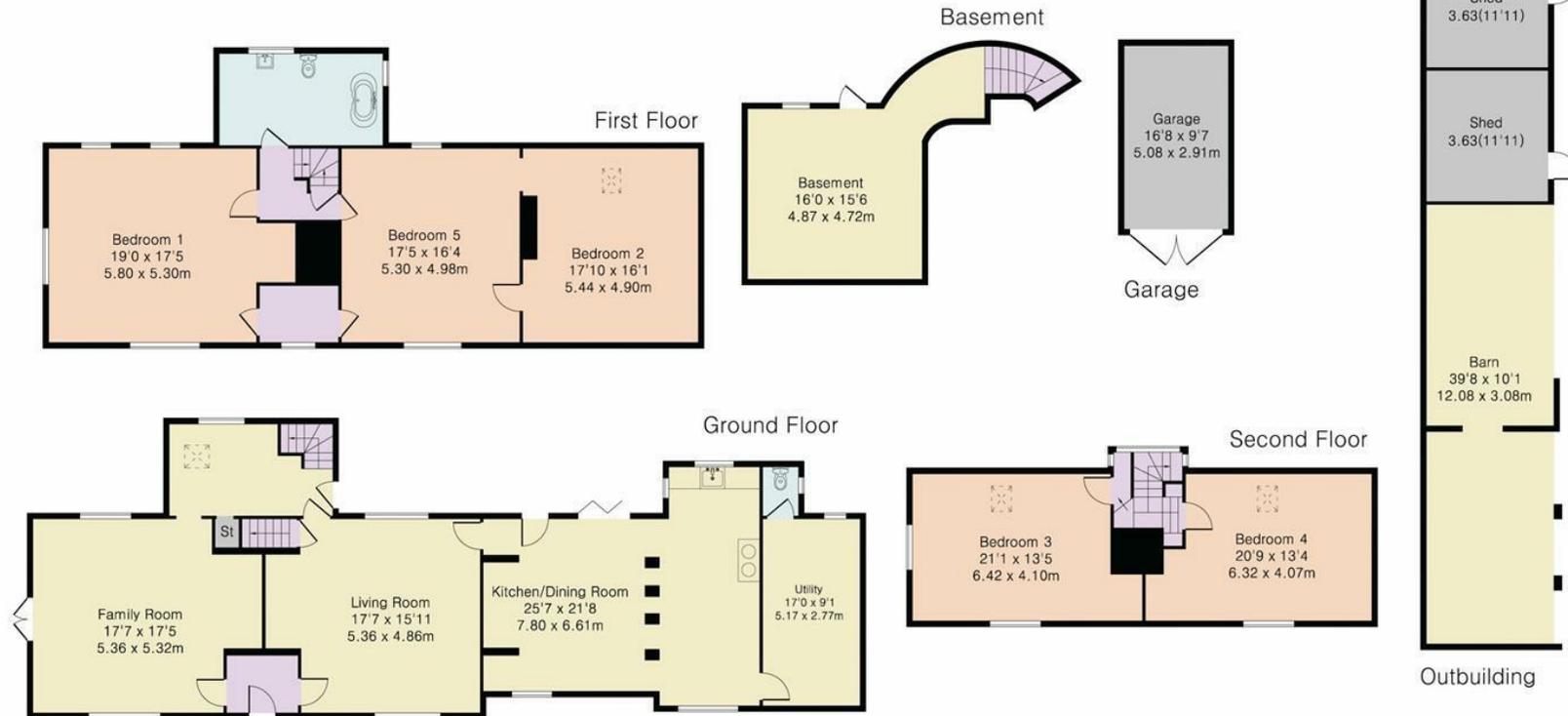
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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 Local Authority - East Cambridgeshire



Approximate Gross Internal Area 4472 sq ft – 415 sq m  
 Basement Area 318 sq ft – 30 sq m  
 Ground Floor Area 1475 sq ft – 137 sq m  
 First Floor Area 1177 sq ft – 109 sq m  
 Second Floor Area 574 sq ft – 53 sq m  
 Garage Area 159 sq ft – 15 sq m  
 Outbuilding Area 928 sq ft – 86 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.