



**FennWright**  
Water & Leisure

**Queen Adelaide Farm, Ely, Cambridgeshire**

**An attractive lifestyle property with private fishery, set in 4.3 acres**





### Introduction

Queen Adelaide Farm is an attractive lifestyle property with a well presented four bedroom detached dwelling and private specimen carp fishery, set in a total of 4.3 acres (1.7 ha).

### Location

The property is located in the Hamlet of Queen Adelaide, approximately 2 miles from the centre of the cathedral city of Ely, 16 miles from Downham Market and 19 miles from Cambridge. The A10 is 2.5 miles distant, providing links to the A14 (J. 33) and M11 (J. 14). Ely Station (approx. 2 miles) provides mainline rail links to Cambridge and London.

### The Fishery

Queen Adelaide lake was excavated in 2017, with a water area extending to 1.65 Acres (0.67 ha) and an average depth of 8 feet. The margins of the lake are established with Norfolk reed, the lake has four well-spaced swims. The perimeter is otter fenced, erected in 2020, with timber posts and high tensile steel wire.

### Fish Stock

The lake was first stocked in 2017 with specimen carp sourced from VS Fisheries and Fenland Fisheries, there are a total of approximately 45-50 fish from 10lbs to 38lbs. The lake also holds tench and crucian carp.

### Shepherd's Hut

Situated overlooking the lake is a shepherd's hut with mains water and electricity connection. The hut has planning permission to be used as holiday accommodation and includes a kitchenette, shower and W.C. and double bed. In addition is a separate angler's W.C. and shower.

### Queen Adelaide Bungalow

A four bedroom detached bungalow with a private driveway to the front. The original dwelling has been extended by the present owners, with the addition of a one bedroom annexe and garage. The dwelling has been extensively refurbished throughout, finished to a high standard.





The accommodation briefly comprises:

Entrance Hall

Bedroom 1 (3.7 x 3.1m) (French doors leading to decking area)

Bedroom 2 (3.9 x 2.7m)

Bedroom 3 (3.3 x 2.7m)

Bedroom 4 (4.9 x 3.4m)

Family Bathroom

Utility Room

Cloakroom

Open plan Kitchen/Living Room (French doors leading onto decking)

Dining room

Self contained Annexe (Accessed via a separate entrance)

Kitchen / Living area

Bathroom

Bedroom 1 (3.4 x 2.7m)

Office

Outside

To the rear of the property is timber decking with outside seating area. The rear garden is enclosed by timber post and rail fencing. To the eastern side of the bungalow are double gates providing vehicular access to the fishery.

Two timber sheds and static caravan are used for storage.

Planning

The property benefits from the following permissions:

19/00133/FUL - Change of Use of private shepherds hut to occasional holiday let.

19/00409/FUL - Proposed change of use of lake to commercial use.

Income

The fishery has previously operated on a private booking basis, with and without the shepherd's hut, which can be let separately. Further details available from the agent.

Website

Facebook: Queens Secret Fishery

Services

The property benefits from mains water and electricity together with mains drainage. Oil fired central heating.



#### Agents' Notes

##### Tenure & Possession

The property is offered for sale freehold subject to vacant possession.

##### Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings and fish stocks within the lake. Fenn Wright are not liable in any way for the quality or quantity of the fish stocks, nor any death or disease that may affect such stocks. Purchasers must satisfy themselves as to the quality and quantity of the fish stocks prior to purchase.

##### Rights of Way & Easements

The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

##### Consumer Protection Regulations

Under the regulations, what we say or publish about a property must not be false or misleading and we must provide certain material information to enable a potential viewer or purchaser to take an informed transactional decision.

##### Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

##### Viewing

Viewing is strictly through appointment with Fenn Wright.

##### Important Notice

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##### Energy Performance Certificate

Bungalow - EPC rating - C

Annexe - EPC rating - D

##### Council Tax

Council tax band E

Rates payable 2022/23 - £2,348

##### Local Authority

East Cambridgeshire District Council

Photographs taken - 2022

##### Directions

To be obtained from Fenn Wright. Viewing strictly by prior appointment only. No unauthorised viewings. Postcode for the property is CB7 4TZ

##### **\*Safety Note to Buyers\***

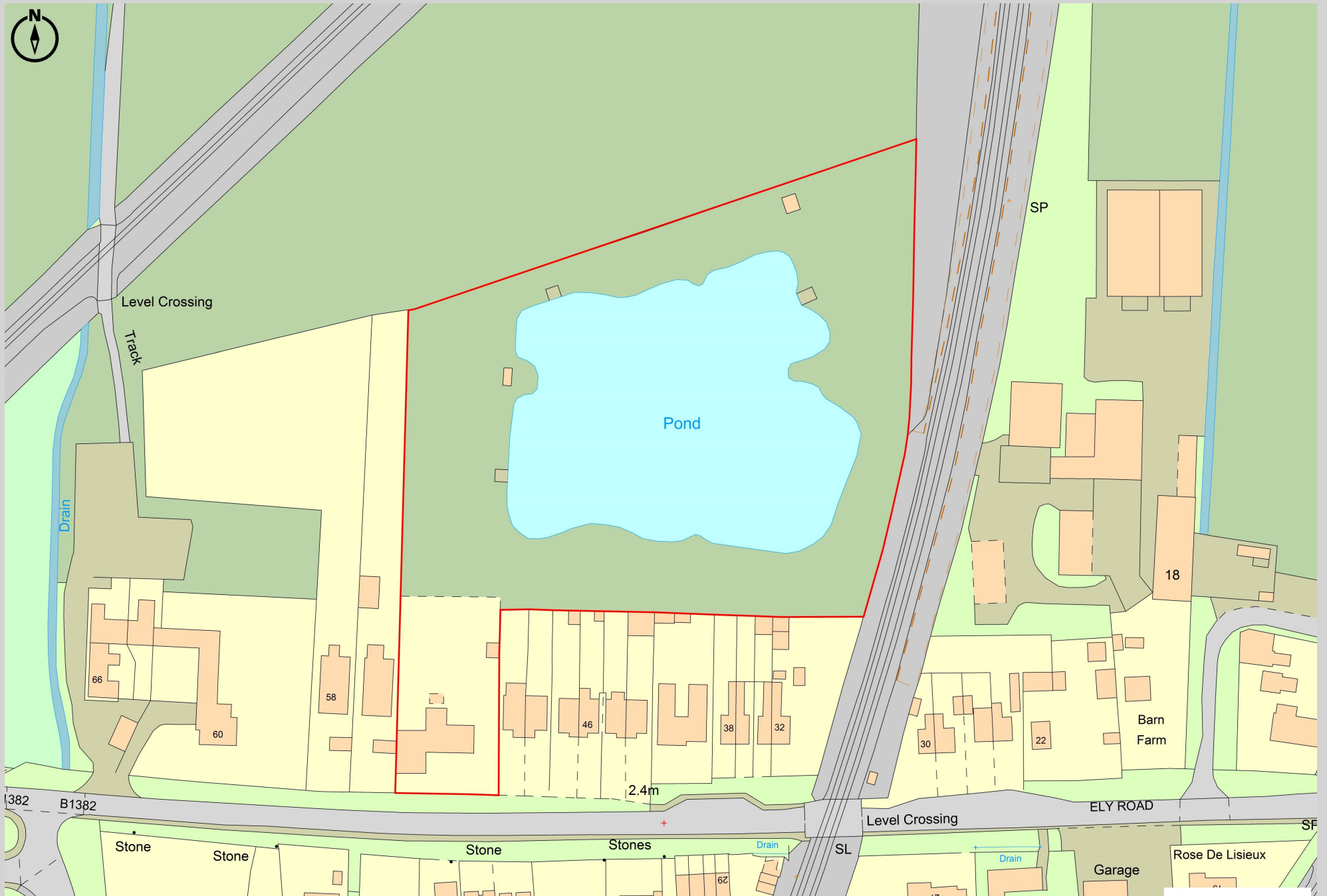
**Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times. Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!**





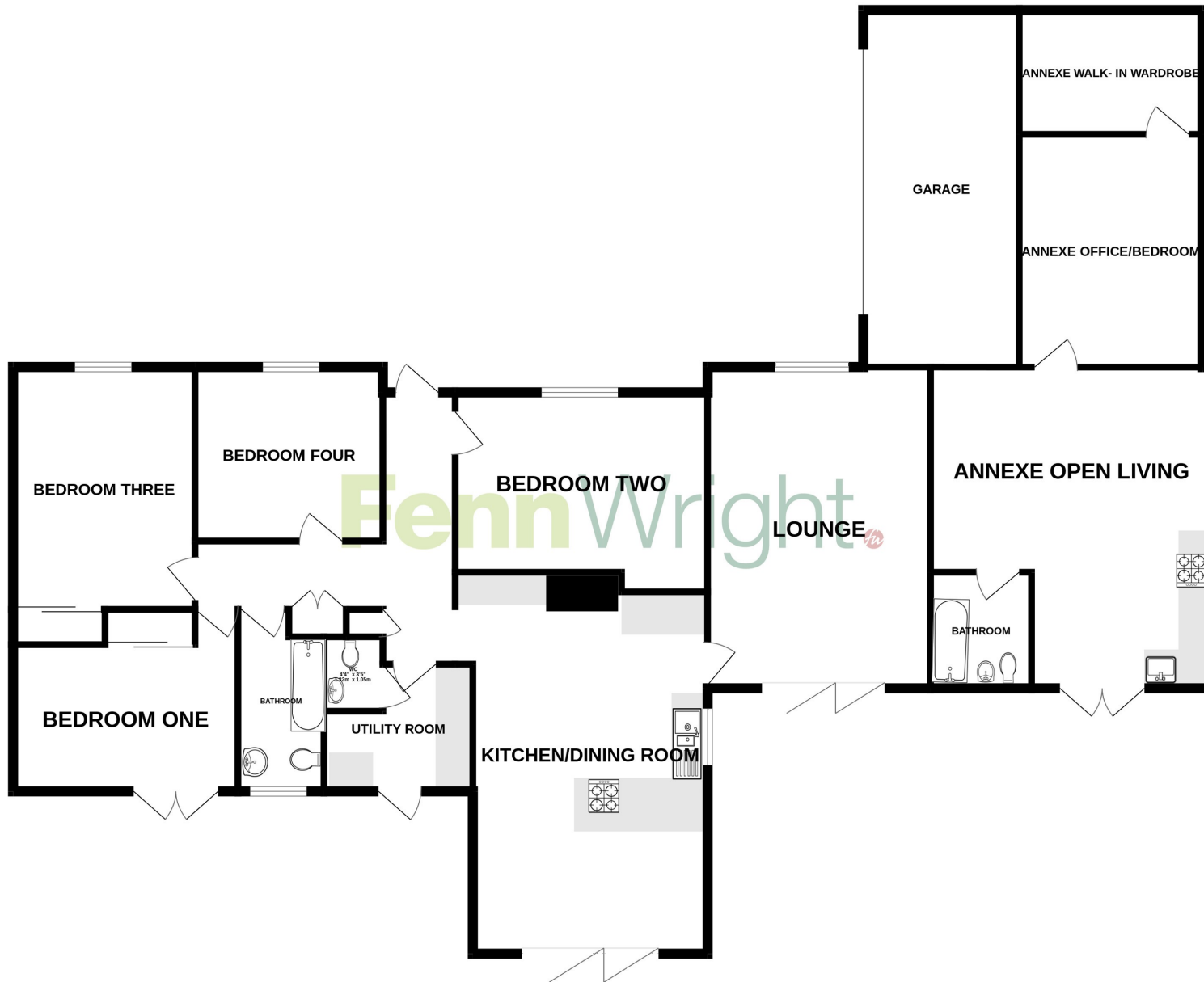








# Floor Plan





# Fenn Wright

## Water & Leisure

Viewing strictly by appointment  
with the sole agents:

Fenn Wright  
Water & Leisure Dept.  
1 Tollgate East  
Colchester, Essex,  
CO3 8RQ

Tom Good BSc (Hons) MRICS

01206 216546  
07860 427054  
tjg@fennwright.co.uk



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