



DAVID
BURR

East End Farm, 3 Sheldricks Road,
Isleham





East End Farm, 3 Sheldricks Road, Isleham, CB7 5SP

Isleham is a picturesque village situated approximately 6 miles from the famous horse racing town of Newmarket and 8 miles from the city of Ely. The village itself offers 3 pubs/restaurants, churches including The Ark one of the largest green oak self-build projects in the UK, local convenience store, a butcher's store and a large community centre called The Beeches which is a real hub of the village, often hosting events, community activities as well as having a bar and café. Isleham is renowned for its close community spirit along with superb open views and beautiful countryside as well as the tranquil Isleham Marina.

East End Farm is a 4-bedroom semi-detached family home standing in approximately 1.6 acres to include an acre paddock and is offered for sale with a range of agricultural barns and buildings that have planning permissions granted for further accommodation. The property itself comprises an open plan living/dining room leading to a kitchen/breakfast room, ground floor bedroom, 3 further bedrooms with ensuite and a study. Furthermore, the main property has planning permission granted for a 2-storey rear extension.

An exciting development opportunity on the cusp of Isleham with full planning permission granted.

Ground Floor

ENTRANCE HALL Entered via a double-glazed entrance door; the welcoming entrance hall features a staircase rising to the first floor and provides access to the principal ground floor accommodation.

SITTING ROOM A spacious reception room opening seamlessly into the dining area, creating an excellent family and entertaining space. The focal point is an attractive open fireplace with a brick surround and stone tiled hearth, whilst a large window to the front aspect provides plenty of natural light.

DINING AREA / CONSERVATORY Open plan to the sitting room, this versatile space enjoys French doors opening directly onto the rear patio and garden, with a further door leading into the kitchen.

KITCHEN / BREAKFAST ROOM Fitted with a range of matching base units and drawers with work surfaces over incorporating a stainless-steel sink with mixer tap. There are partly tiled walls, space and plumbing for a dishwasher, space for a cooker and a useful under-stairs pantry providing excellent storage. Windows overlook the rear aspect and a door leads through to the:

UTILITY Fitted with a Belfast sink and offering space and plumbing for a washing machine together with space for a fridge and freezer. A cupboard houses the oil-fired Worcester Bosch boiler and a window overlooks the side aspect.

CLOAKROOM Fitted with a low-level WC and window to the rear.

BEDROOM 4 / FAMILY ROOM A versatile ground floor room with a window to the front aspect and fitted alcove shelving.

First Floor

LANDING With loft access, airing cupboard and doors leading to all bedrooms and the family bathroom. Attractive stripped wooden floorboards continue throughout the landing.

PRINCIPAL BEDROOM A generous double bedroom with windows to the front aspect, fitted wardrobes and access to the:

EN SUITE SHOWER ROOM Comprising a tiled shower cubicle, pedestal wash hand basin, low level WC and window to the side aspect.

BEDROOM 2 A double bedroom with fitted wardrobes and window overlooking the rear garden.

BEDROOM 3 A further double bedroom with fitted wardrobes and window to the front aspect.

STUDY Currently utilised as a home office with fitted desk and shelving, this room also provides an ideal single bedroom or nursery.

FAMILY BATHROOM Fitted with a panelled bath incorporating a shower attachment and mixer tap, pedestal wash hand basin, low level WC and tiled walls.

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Outside

To the front of the property is a neatly maintained garden enclosed by a low brick wall with gated access leading to the front entrance. The garden is predominantly laid to lawn with shingled areas and established flower beds.

To the rear, the property is approached via the main road serving East End Farm, where a driveway provides ample parking and leads to a detached single garage.

The grounds extend to in excess of 1.5 acres and represent one of the property's most appealing features. They include established vegetable gardens, a paddock and an impressive range of traditional brick and clunch barns and outbuildings, offering exceptional potential.

Planning permission has been granted for the conversion of the existing agricultural barns to create three residential dwellings, together with associated extensions, alterations, parking and access works. Further details can be found under East Cambridgeshire District Council Planning Reference: **23/01130/FUL**.

The property also benefits from planning permission for a substantial two-storey rear extension, replacing the existing conservatory to create additional bedroom and bathroom accommodation. Further details are available under Planning Reference: **24/01054/FUL**.

Please note that the paddock will be sold subject to an uplift/overage provision relating to any future development, with full details available from the selling agents.

SERVICES Oil-fired central heating to radiators. 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 B. (£1,864.61 per annum)

EPC TBC

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 1000 mbps upload.

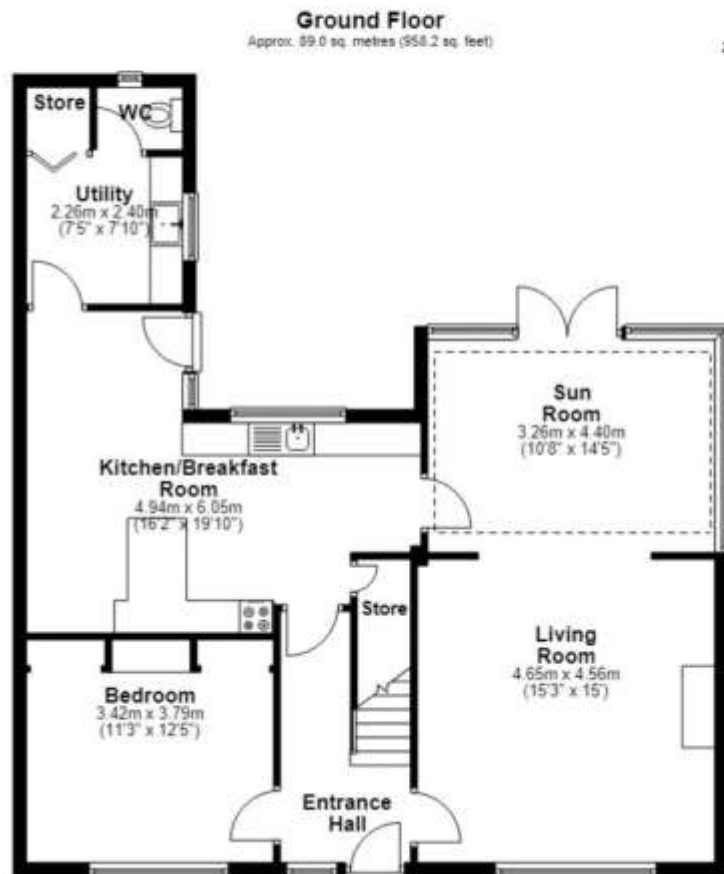
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS spans.frozen.riot

VIEWING Strictly by prior appointment only through DAVID BURR.

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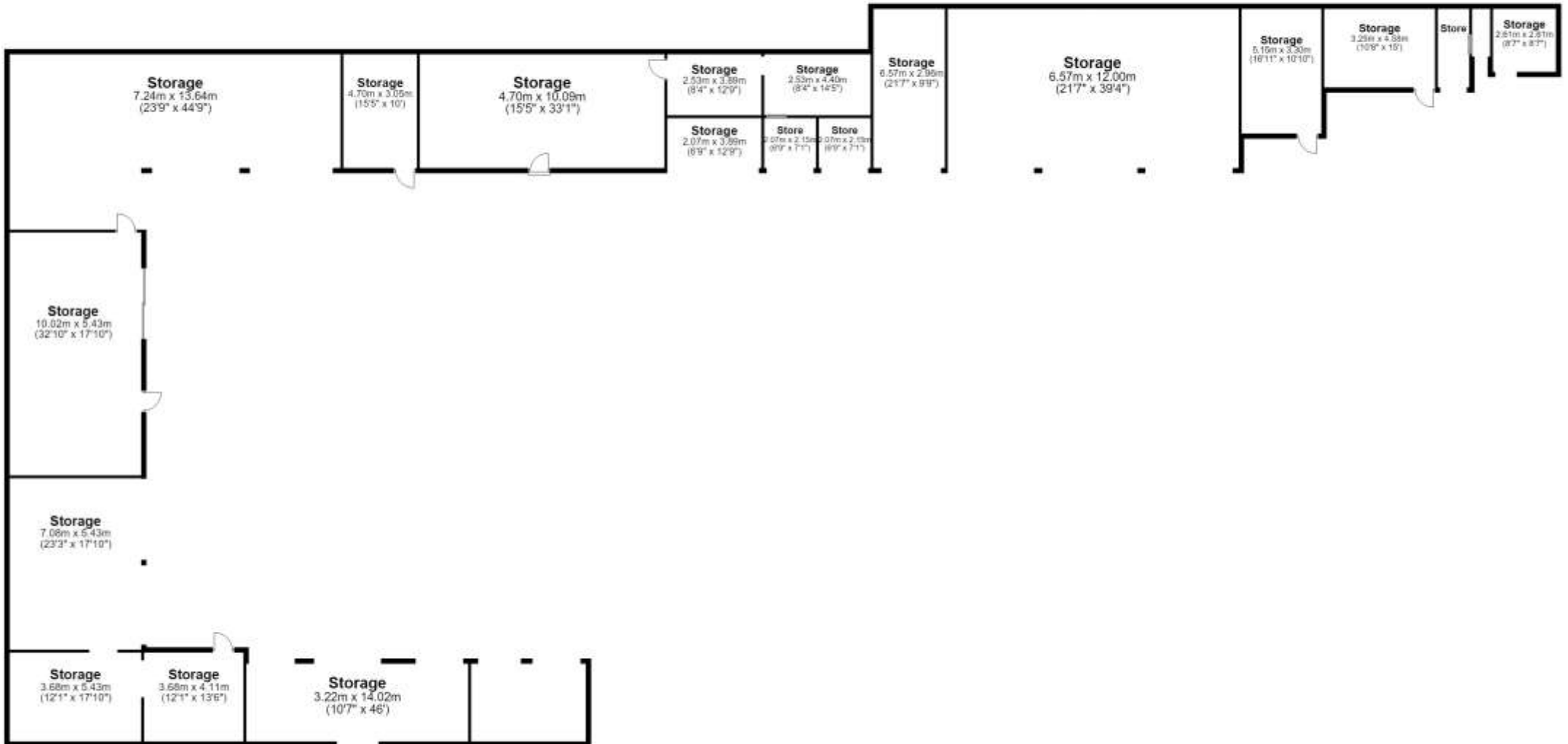


Main area: Approx. 152.1 sq. metres (1637.6 sq. feet)
Plus outbuildings: approx. 623.0 sq. metres (6726.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Sheldricks Road, Isleham

Ground Floor
 Approx. 501.4 sq. metres (5386.6 sq. feet)



Total area approx. 501.4 sq. metres (5386.6 sq. feet)

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Shieldricks Barn

Ground Floor

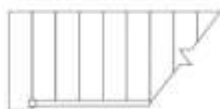
Approx. 69.8 sq. metres (751.1 sq. feet)

Storage

4.36m x 7.92m
(14'4" x 26')

Barn

4.35m x 7.92m
(14'3" x 26')

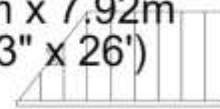


First Floor

Approx. 34.5 sq. metres (370.8 sq. feet)

First Floor Barn

4.35m x 7.92m
(14'3" x 26')



Total area: approx. 104.2 sq. metres (1121.9 sq. feet)

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Barn

