



Home Farm, Main Street, Witchford, Ely CB6 2HP

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Home Farm is an exceptional Victorian residence blending a wealth of original character features with stylish contemporary design, ideally positioned in the heart of this highly sought-after village. This beautifully presented home offers spacious and versatile accommodation throughout, briefly comprising four elegant reception rooms and an impressive open-plan kitchen and dining area, perfect for modern family living and entertaining. Further benefits include a separate utility room, four generous double bedrooms, an en-suite to the principal bedroom, and a well-appointed family bathroom. Externally, the property enjoys ample off-road parking, a double garage and a substantial rear garden providing an excellent outdoor space for families and entertaining alike.

- Four Reception Rooms
- Open Plan Kitchen / Dining Area
- Utility Room
- Four Generous Double Bedrooms, One with Ensuite
- Off Road Parking and Double Garage
- Substantial Rear Garden

Guide Price: £795,000



WITCHFORD is a village about 3 miles west of Ely and only about 14 miles from Cambridge. In the village there are public transport facilities to Ely, a preschool, primary school and secondary school, church, public house, sports and social club, post office/general store, garage and Chinese takeaway. Along with a local café and access to shops/companies on the Lancaster Way Business Park.

ENTRANCE HALL With entrance door and attractive stained-glass windows to front aspect, inset mattwell, Karndean flooring, staircase rising to first floor with useful understairs storage cupboard and radiator.

LIBRARY 17'7" x 14'2" (5.36 m x 4.33 m) With bay fronted sash windows to front aspect, feature fireplace and bespoke fitted wall cupboards and shelving.

LIVING ROOM 24'10" x 14'1" (7.56 m x 4.28 m) Featuring a Victorian fireplace, sash window to front aspect, two radiators, and French doors opening into:-

SUN ROOM 15'0" x 13'11" (4.56 m x 4.25 m) With French doors opening onto the rear garden, windows to side and rear aspects and two Velux roof windows allowing for an abundance of natural light. Radiator.

OPEN PLAN KITCHEN/FAMILY ROOM 29'0" x 14'6" (8.85 m x 4.42 m) Fitted with a 1 & 1/4 ceramic sink and drainer, complemented by a range of matching wall and base units with work surfaces over, cupboards, and drawers. Features include a gas-fired Aga cooker, space for an American-style fridge freezer, integrated dishwasher, window to rear and two Velux windows to rear aspect. Radiator and tiled flooring. The family room area benefits from a gas-fired burning stove set on a brick hearth and a radiator.

UTILITY ROOM 14'9" x 8'0" (4.50 m x 2.44 m) Fitted with a range of wall and base mounted matching units and drawers. Single sink and drainer, plumbing for utilities, Velux window to rear aspect and radiator. Door leading to rear garden.

CLOAKROOM With low-level WC, pedestal wash hand basin, radiator and window to rear aspect with bespoke fitted shutters.

OFFICE 8'11" x 7'7" (2.72 m x 2.31 m) With built in desk and cupboards, stained glass window to rear (into utility room).

FIRST FLOOR LANDING With loft access, airing cupboard housing gas fired boiler and water tank.

BEDROOM ONE 14'9" x 12'2" (4.49 m x 3.70 m) With sash window to rear aspect, radiator and floor to ceiling built-in wardrobe.

EN-SUITE SHOWER ROOM Sympathetically updated to complement the age and character of the property, featuring a tiled double-sized walk-in shower cubicle with drencher-style shower head and separate shower attachment, low-level WC, wash hand basin with storage cupboards below, and wall-mounted cupboard. Sash window to rear aspect with bespoke fitted shutters, and heated towel rail.

BEDROOM TWO 14'5" x 14'2" (4.40 m x 4.32 m) With a sash window to rear aspect, radiator and floor to ceiling built-in wardrobes.

BEDROOM THREE 15'11" x 14'8" (4.85 m x 4.48 m) With two sash windows to front aspect, radiator and floor to ceiling built-in wardrobes.

BEDROOM FOUR 12'9" x 7'8" (3.88 m x 2.34 m) With two sash windows to front aspect, radiator and single floor to ceiling built-in storage cupboard.

FAMILY BATHROOM Sympathetically updated to complement the age and style of the property, featuring a roll-top bath with mixer shower attachment, double-sized tiled walk-in shower cubicle with drencher-style shower head and separate shower attachment, wash hand basin, low-level WC, heated towel rail, and sash window to front aspect with bespoke fitted shutters.



EXTERIOR The property boasts an attractive private plot with a spacious block-paved driveway, in turn leading to a double garage and providing ample off-road parking. Wrought-iron railings provide additional security and gated access leads to a fully enclosed garden bordered by mature hedgerow and fencing, featuring a spacious block-paved patio and lawn with a variety of mature plants and shrubs. There is also the added benefit of a timber-built summerhouse, ideal for outdoor living.

Tenure The property is Freehold

Council Tax Band C

EPC To Follow

Viewing - By Arrangement with Pocock & Shaw
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Ref CWH-7465



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.

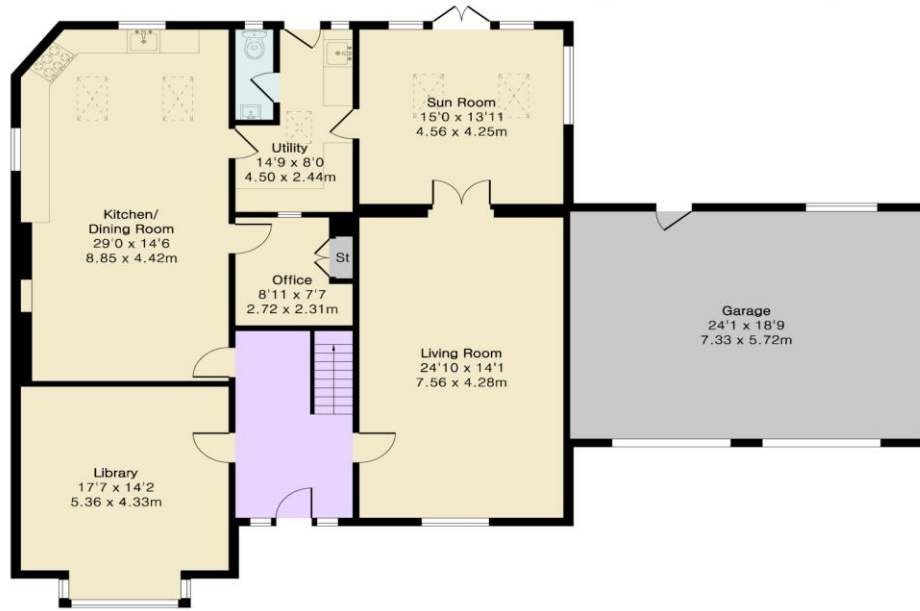


**Approximate Gross Internal Area 2533 sq ft - 236 sq m
(Excluding Garage)**

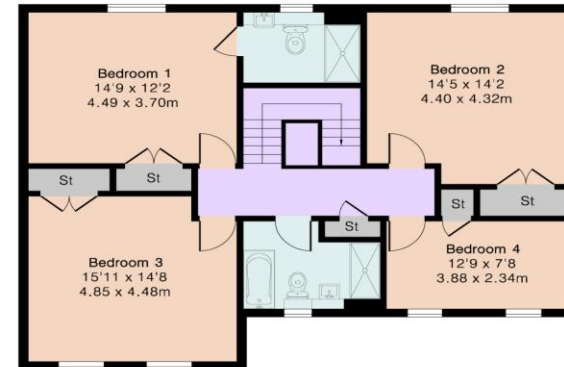
Ground Floor Area 1566 sq ft – 146 sq m

First Floor Area 967 sq ft – 90 sq m

Garage Area 451 sq ft – 42 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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