



**41 Hall Barn Road,  
Isleham**

**DAVID  
BURR**





# 41 Hall Barn Road, Isleham, CB7 5QZ

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 Arc 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.

Extending to over 2,400 sq ft, this substantial home offers exceptionally spacious and versatile accommodation, finished to a high standard throughout. Positioned in a private location this flexible property enjoys three generous reception rooms, four bedrooms and three bathrooms and complete with beautiful gardens and a detached double garage with loft space. Further benefits include Solar panels and battery.

## An individually designed detached family residence occupying a tucked-away position in this thriving village.

### Ground Floor

**ENTRANCE HALL** A striking and spacious entrance hall with vaulted ceiling, tiled flooring, radiator, built-in storage cupboards, staircase rising to the first floor, and doors leading to the principal reception rooms.

**KITCHEN / BREAKFAST ROOM** Beautifully appointed bespoke fitted and handmade solid wood kitchen with a range of matching wall and base units complemented by granite work surfaces and tiled splashbacks. Inset one and a half sink and drainer with mixer tap, integrated eye-level double oven, induction hob, dishwasher and fridge/freezer. Additional display cupboards and serving hatch, tiled flooring, radiator, rear-facing windows and French doors opening onto the garden.

**UTILITY** Fitted with base units and work surfaces, inset stainless steel sink and drainer with mixer tap, and space and plumbing for a washing machine. Solar battery back-up controller and gas fired Worcester Bosch boiler. Tiled splashbacks and flooring, rear window and external door providing direct garden access.

**LIVING ROOM** A spacious and welcoming reception room featuring an attractive brick-built fireplace with wood-burning stove, television point, radiators, and windows to both the front and side aspects. Double doors lead through to the dining room.

**DINING ROOM** A generous formal dining space with radiator and French doors opening into the conservatory.

**CONSERVATORY** A bright and versatile room with double-glazed windows to all sides, radiator, and French doors leading to the rear garden.

**BEDROOM 4** A well-proportioned ground-floor double bedroom with radiator and windows to the front and side aspects.

**FAMILY BATHROOM** Fitted with a five-piece suite comprising low-level WC, bidet, wash hand basin with vanity storage beneath, panelled bath with shower attachment, and enclosed shower cubicle. Fully tiled walls and flooring, radiator, and obscure-glazed side window.

**SEPARATE WC** Comprising low-level WC, wash hand basin with vanity cupboard beneath, radiator, and obscure-glazed side window.

### First Floor

**LANDING** Spacious landing area with feature chandelier lighting, Velux roof window, and access to all first-floor accommodation.

**BEDROOM 1** An impressive principal bedroom suite offering exceptional space, with dual aspect windows to the front and rear, loft access, radiator, and a walk-in dressing area fitted with built-in wardrobes.

**EN SUITE SHOWER ROOM** Fitted with a three-piece suite comprising low-level WC, wash hand basin with vanity unit beneath, enclosed shower cubicle, tiled walls, and Velux roof window.

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**BEDROOM 2** A spacious double bedroom with radiator, side-facing window, Velux roof window, and access to a dedicated wardrobe/dressing room.

**WARDROBE / DRESSING ROOM** Useful additional dressing space with clothes rail and radiator.

**BEDROOM 3** A further generous double bedroom with radiator and window overlooking the rear garden.

**FIRST FLOOR BATHROOM** Fitted with a three-piece suite comprising low-level WC, wash hand basin with vanity cupboard beneath, panelled bath with shower attachment, tiled walls and flooring, and Velux roof window.

## Outside

**FRONT GARAGE AND DRIVEWAY** The property occupies a generous plot and is approached via an extensive private driveway providing ample off-road parking. The front garden is mainly laid to lawn and benefits from exterior lighting. Solar panels and 13.5 KWh battery storage on the side of the property.

**DOUBLE GARAGE** Detached double garage featuring two remote-controlled electric roller doors, power and lighting, workbench, independent water stopcock, outside tap, tumble dryer vent, solar inverter, and electrical consumer unit. Stairs rise to a substantial boarded storage area above, illuminated by twin Velux roof windows.

**REAR GARDEN** A beautifully landscaped and enclosed rear garden enjoying a high degree of privacy. Predominantly laid to lawn with newly planted trees and shrubs, complemented by extensive patio seating and entertaining areas. Side access leads to the front of the property.

**SERVICES** Gas fired central heating to radiators. Mains water. Mains drainage. Solar Panels connected. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** East Cambridgeshire District Council

**COUNCIL TAX BAND** F. (£3,462.85 per annum)

**EPC** B.

**TENURE** Freehold.

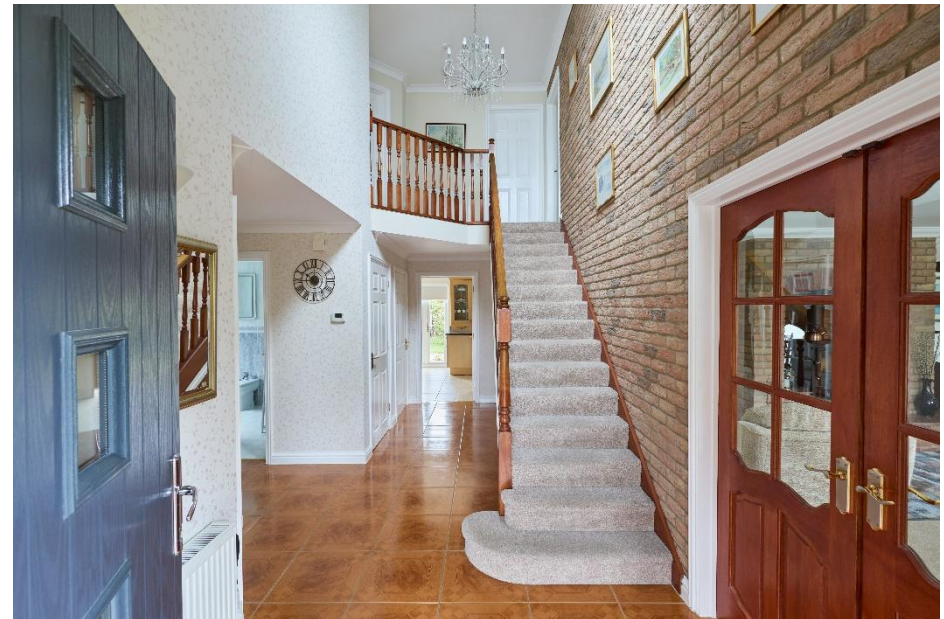
**CONSTRUCTION TYPE** Brick construction under tiled roof.

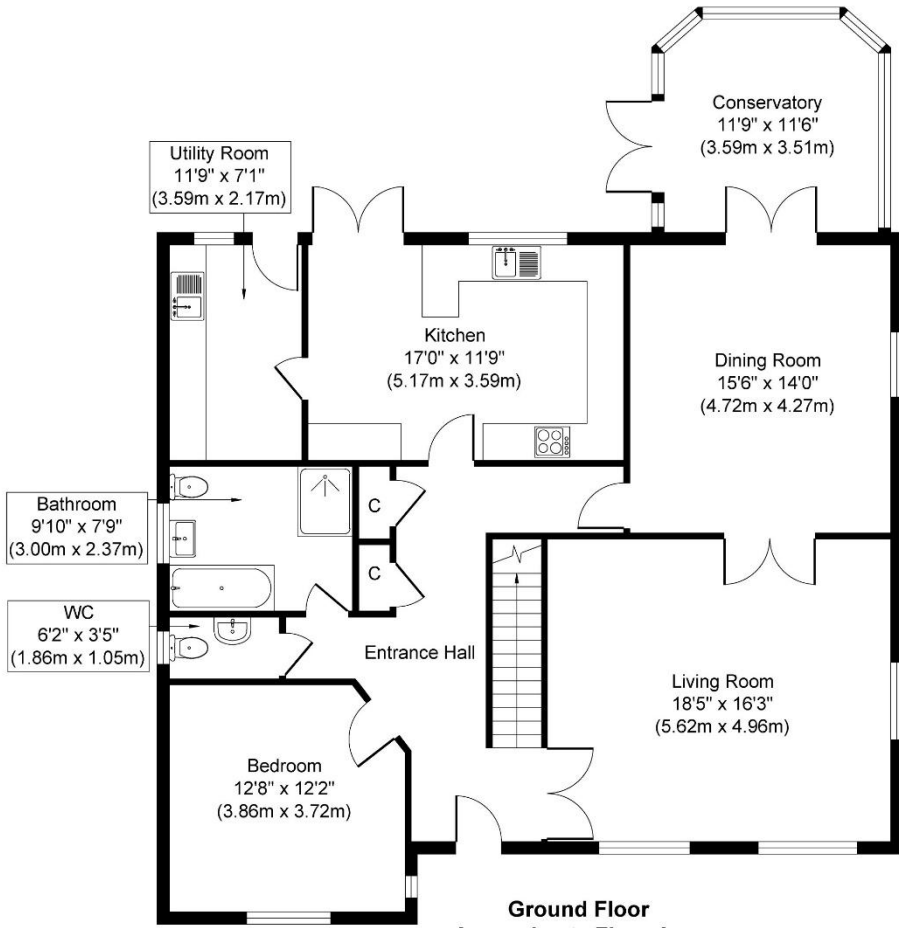
**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** legend.tacky.appoints

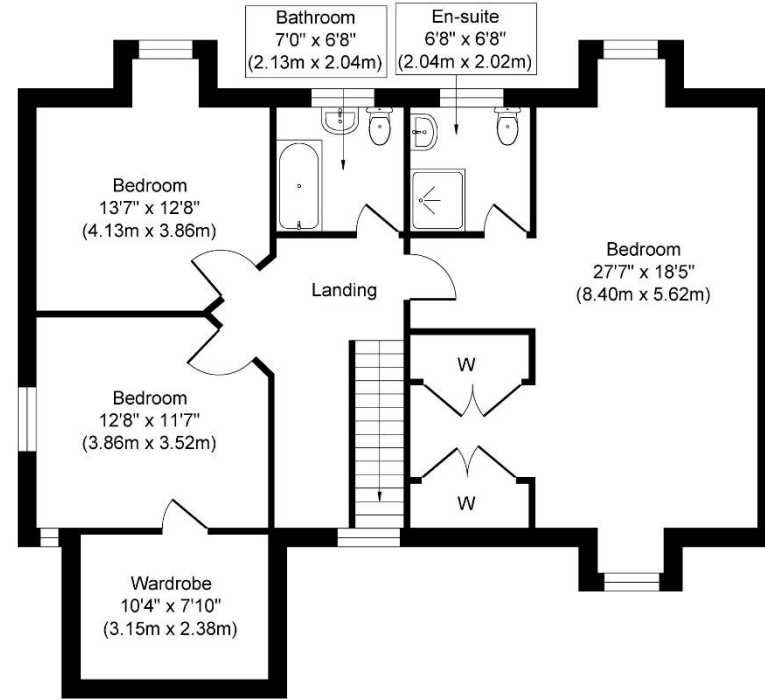
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

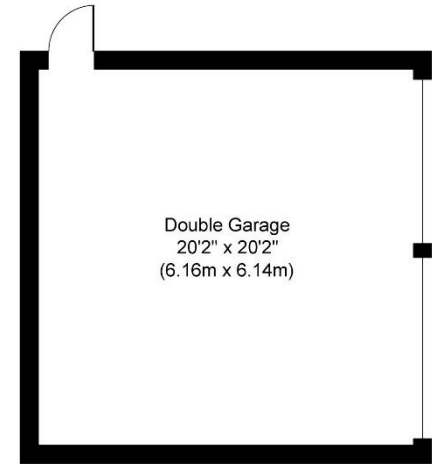




**Ground Floor**  
Approximate Floor Area  
**1426 sq. ft**  
**(132.54 sq. m)**



**First Floor**  
Approximate Floor Area  
**987 sq. ft**  
**(91.69 sq. m)**



**Garage**  
Approximate Floor Area  
**407 sq. ft**  
**(37.82 sq. m)**

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

