



4 Main Street, Wardy Hill
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£685,000

4 Main Street

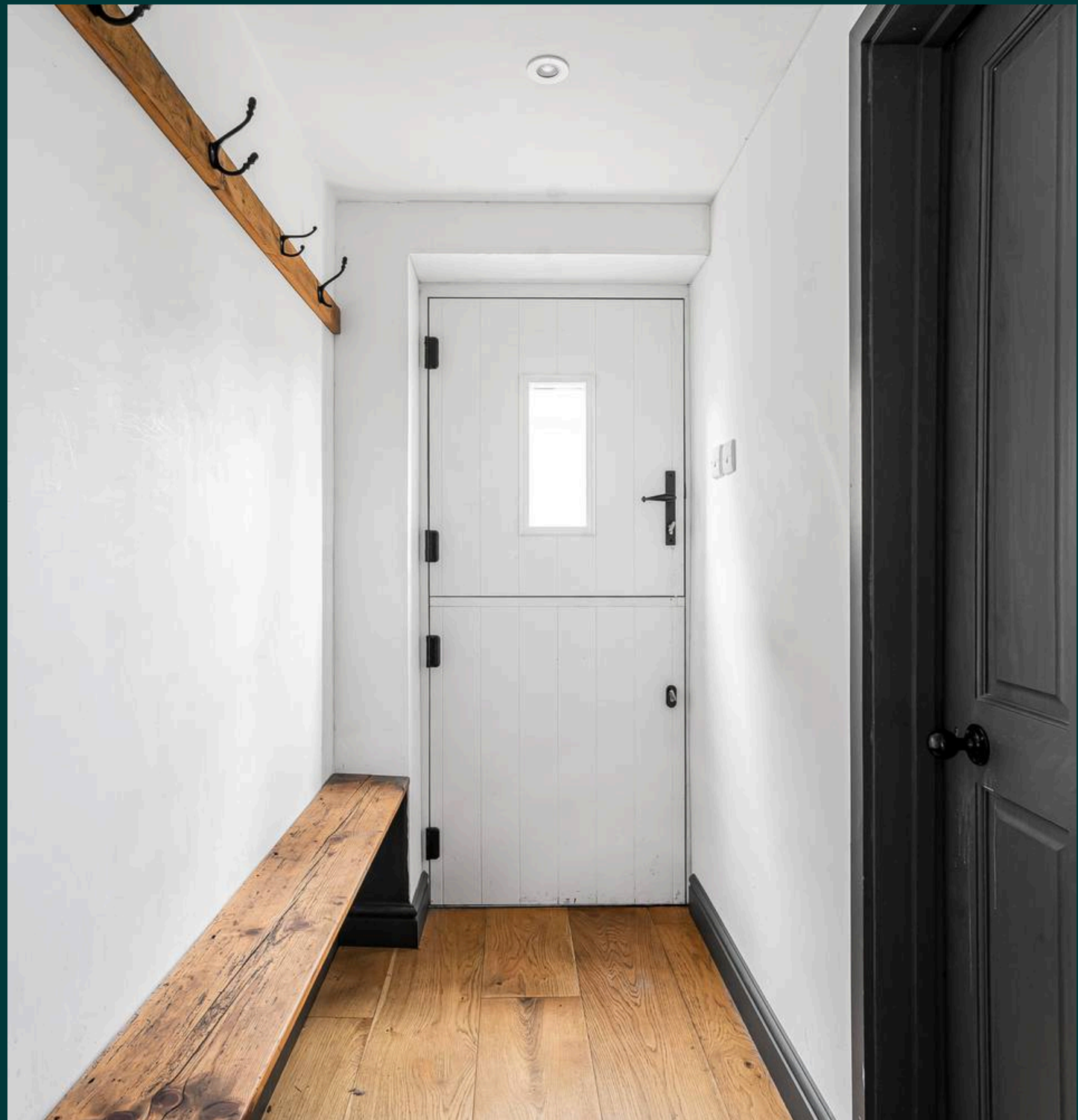
Wardy Hill, Ely

This beautifully presented, four-bedroom detached former farmhouse has been thoughtfully extended and sympathetically renovated by the current owners, offering a perfect blend of character and modern features and is offered for sale with a self build plot with planning consent.

Situated in a desirable rural village convenient for Ely, the property boasts spacious and versatile accommodation throughout. The heart of the home is a superb kitchen that opens seamlessly into a welcoming dining and living area, ideal for family gatherings and entertaining. The inviting lounge features an impressive inglenook fireplace, adding warmth and charm, whilst a separate family room provides additional space for relaxation.

Practicality is catered for with a useful utility room and a ground floor wet room. The property also benefits from a dedicated office, perfect for home working, and a refitted family bathroom. Of the four bedrooms, the principal suite enjoys its own en-suite facilities, ensuring privacy and comfort.

The outside space is equally impressive and designed for both relaxation and entertaining. Adjoining the rear of the house is a raised terrace with contemporary glazed panels, offering delightful views over the attractive garden. A secluded patio provides a peaceful spot for outdoor dining, whilst the remainder of the garden is laid to lawn with well-maintained borders, creating a private and tranquil setting.



A gravelled driveway leads from the road to the rear of the property, providing extensive off-road parking.

The self build plot is located at the rear of the garden and has detailed planning consent for a three bedroomed two storey house. See East Cambs District Council planning portal for further information. Ref: 25/00181/FUL.

Whether you are looking for a family home with space to grow or a character property with modern comforts, this exceptional former farmhouse offers a unique opportunity to enjoy village life within easy reach of Ely.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended & Renovated Farmhouse
- Self Build Plot With Planning Consent For 3 Bedroom House
- Beautifully Presented Throughout
- 4 Bedrooms (1 En-suite)
- Superb Kitchen Opening Into Dining/Living Room
- Lounge With Inglenook Fireplace
- Family Room, Utility & Ground Floor Wet Room
- Office, Extensive Driveway & Attractive Garden
- Refitted Bathroom
- Perfect Blend Of Character & Modern Features



Lounge

With double glazed windows with shutters to front, inglenook fireplace with wood burner, brick floor, two built in cupboards, radiator.

Family Room

With double glazed windows and shutters to front. brick fireplace, built in cupboards and display shelves, quarry tiled floor, radiator.

Kitchen

Refitted with an attractive range of painted wall and base units, drawers and worksurfaces, butler sink, Rangemaster oven and extractor canopy, beamed ceiling, engineered oak floor, opening to....

Dining/Living Room

With bi-fold doors onto the garden, two double glazed windows to rear, engineered oak floor.

Utility

With double glazed windows to side and rear, fitted with a range of painted wall and base units with worksurfaces, gas boiler (LPG), plumbing for washing machine, butler sink, beamed ceiling, radiator.

Boot Room

With stable style door to outside.

Wet Room

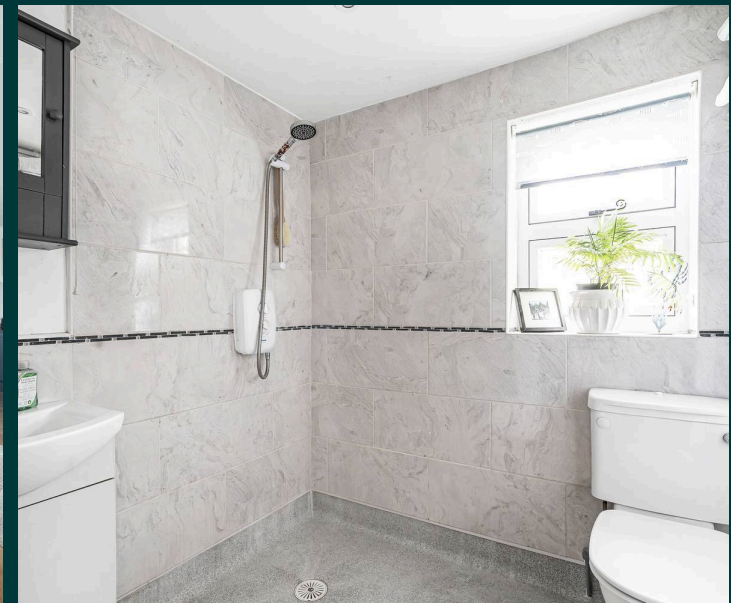
With double glazed window to front, shower, low level WC, wash basin with vanity unit, vertical radiator.

Inner Hall

With stairs to first floor, double glazed window to side, radiator.

Bedroom 1

With two double glazed windows to rear, range of fitted wardrobes, radiator.



En-suite

With double glazed window to rear, fitted with a modern suite comprising wash basin, low level WC, shower, radiator.

Bedroom 2

With double glazed window to front, built in wardrobe, open fireplace, radiator.

Bedroom 3

With two built in wardrobes, double glazed window to front, radiator.

Bedroom 4

With double glazed window with shutters to front, radiator.

Bathroom

With modern suite comprising bath, low level WC, wash basin, bidet, cupboard with hot water cylinder, access to loft, double glazed windows to rear and side, radiator.

Office

There is a brick outbuilding which has been converted into an office. The building has been re-roofed, is insulated and has electricity and internet connected.

Lower Garden

The vendors obtained planning consent in November 2025 to build a two storey house at the rear of the garden. Once built this house would comprise on the ground floor, hall, cloakroom, lounge, kitchen/dining room, utility and study whilst on the first floor there will be three bedrooms (one ensuite) and the family bathroom. The planning reference number is 25/00181/FUL and the details can be viewed on the planning portal of East Cambs District Council.





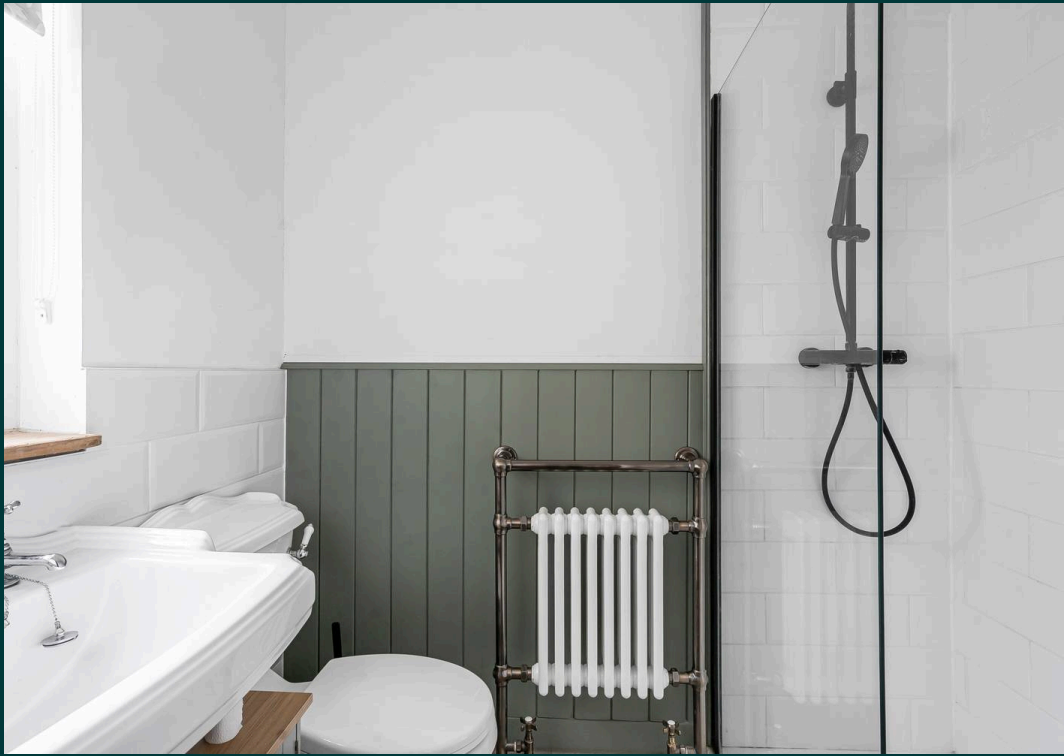
Outside

Adjoining the rear of the house is a raised terrace with glazed panels overlooking the garden. There is also a secluded patio whilst the remainder of the garden is laid to lawn with well maintained borders. To the front/side is a gravelled seating area.

The lower garden is laid to lawn with a range of outbuildings/garages

There is extensive parking to the rear of the property, as shown in the photographs. Ownership of the side driveway will belong to the new build property at the rear, with Number 4 retaining access across it to its own large private driveway, which can be fenced and gated if required







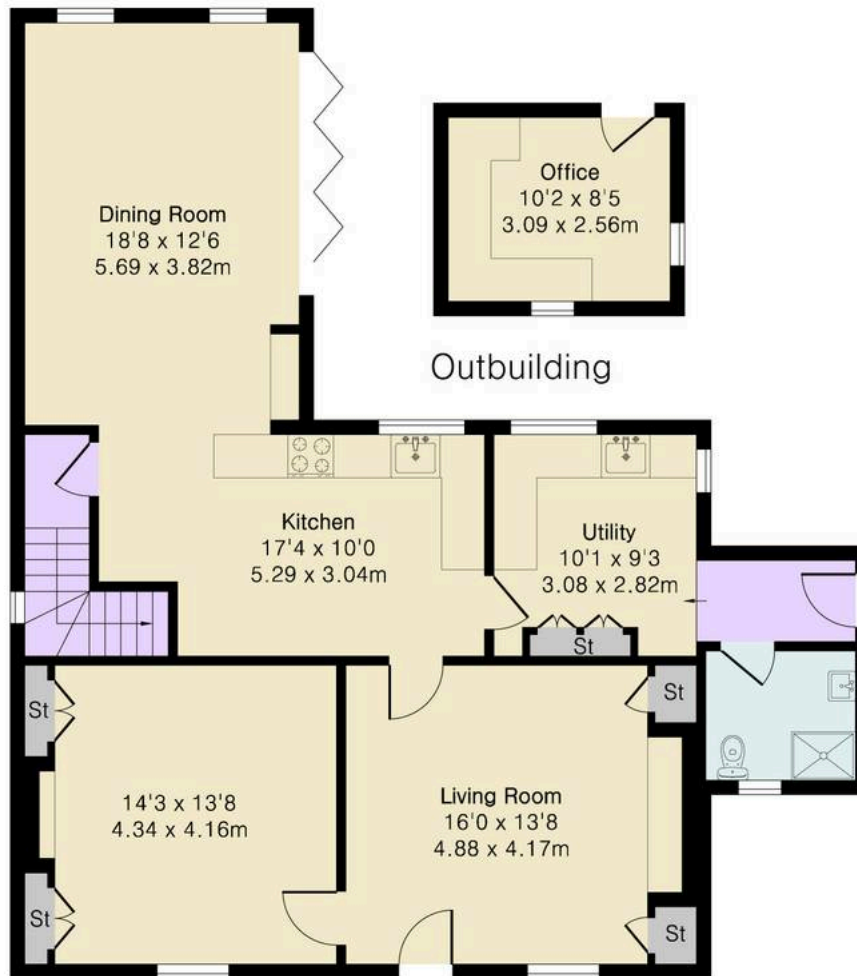


**Approximate Gross Internal Area 1898 sq ft - 177 sq m
(Excluding Outbuilding)**

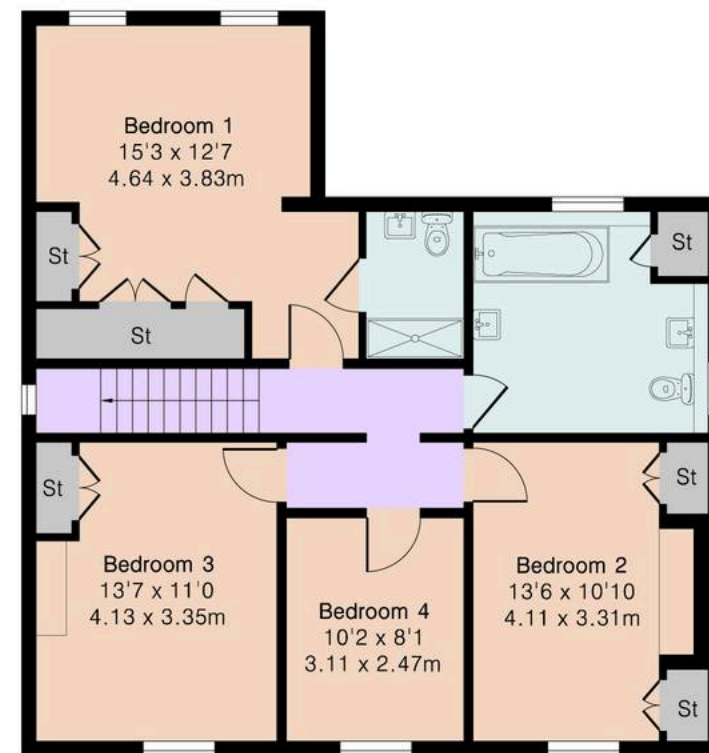
Ground Floor Area 1050 sq ft – 98 sq m

First Floor Area 848 sq ft – 79 sq m

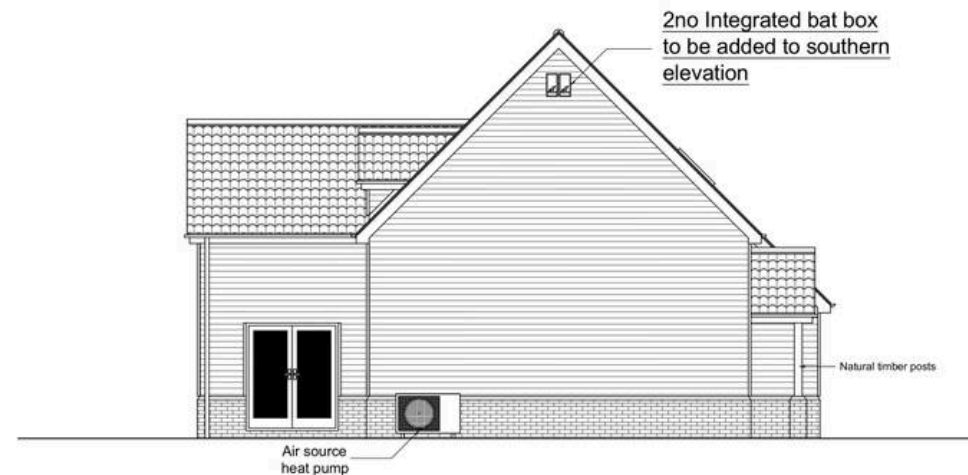
Outbuilding Area 85 sq ft – 8 sq m



Ground Floor



First Floor



FRONT
ELEVATIONS (as PROPOSED) 1:100

SIDE



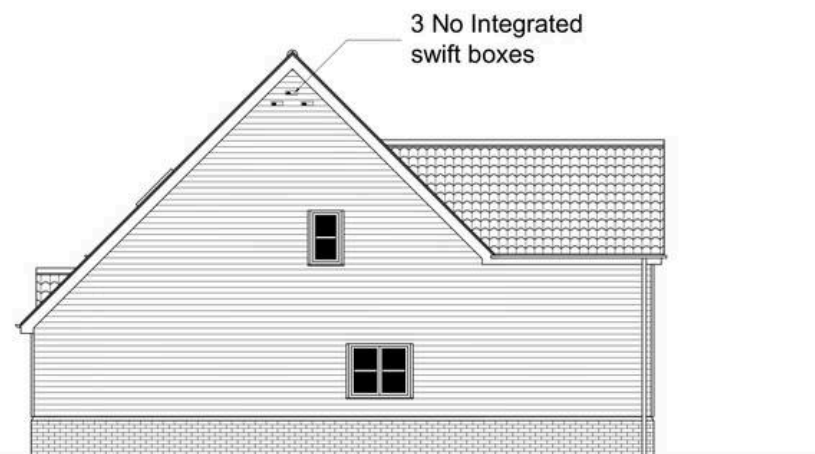
Redland Fenland Pantile roof finish,
colour to be Farmhouse red
(www.redland.co.uk)

TBS Mystique brickwork
www.traditionalbrickandstone.co.uk)

Light oak UPVC windows & doors
(www.cwgchoices.co.uk)

Black stained timber
featheredge boarding

Black timber fascia and black UPVC
guttering



REAR

SIDE



Contract :
PROPOSED DWELLING 4, MAIN
STREET, WARDY HILL, ELY,
CAMBS.

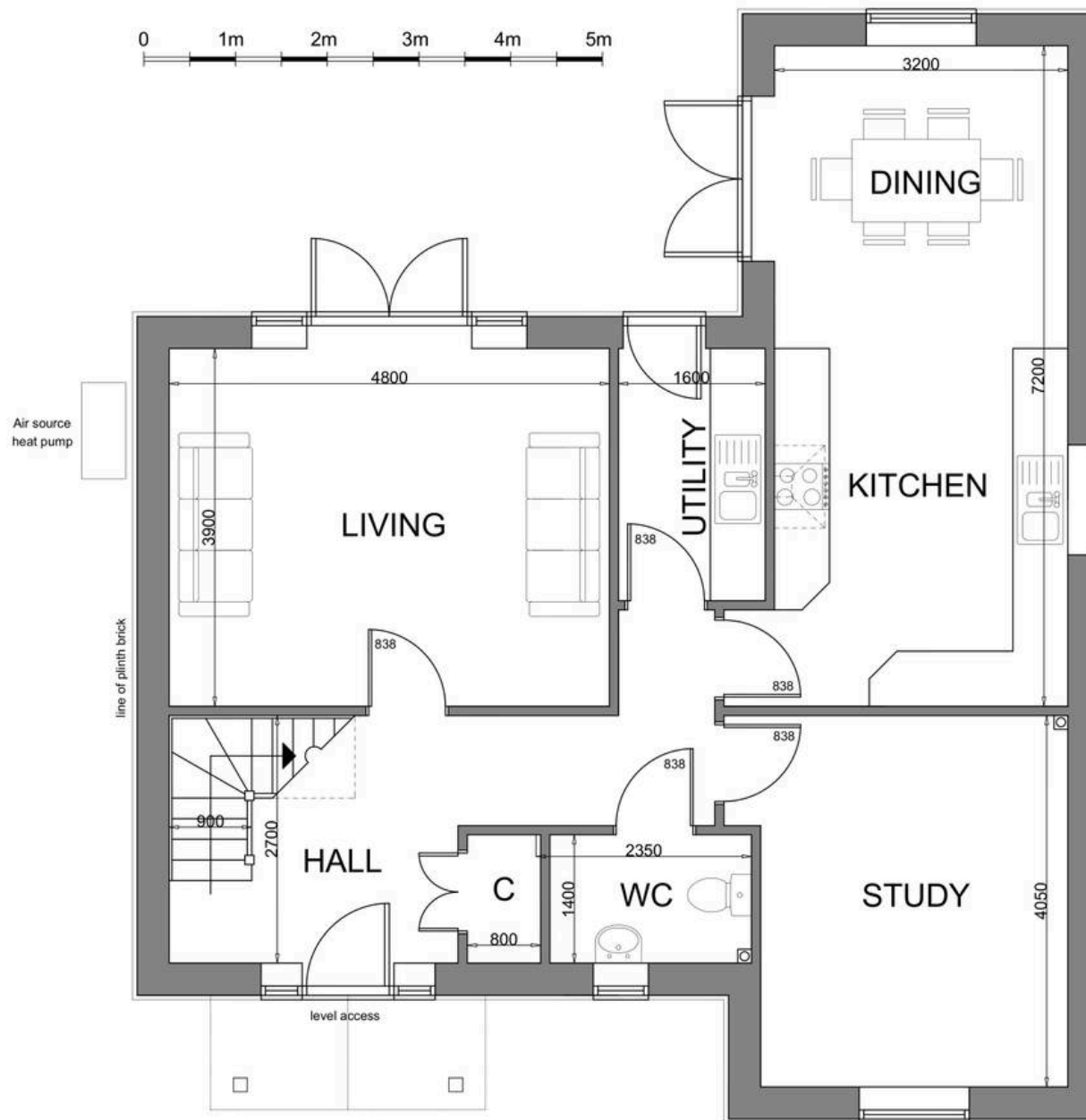
Title :
ELEVATIONS
AS PROPOSED

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Revisions :
A: Amendment to biodiversity details (17/10/25)

Scale : 1 : 100
Date : OCT 2025
Drawing Number : 06 / 2879 / 22

GREG SABERTON DESIGN
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Tom's Hole Barn, Branch Bank, Prickwillow, Ely, Cambridgeshire, CB7 4UR
Tel/Fax : 01353 687999
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Contract :
PROPOSED DWELLING 4, MAIN
STREET, WARDY HILL, ELY,
CAMBS.

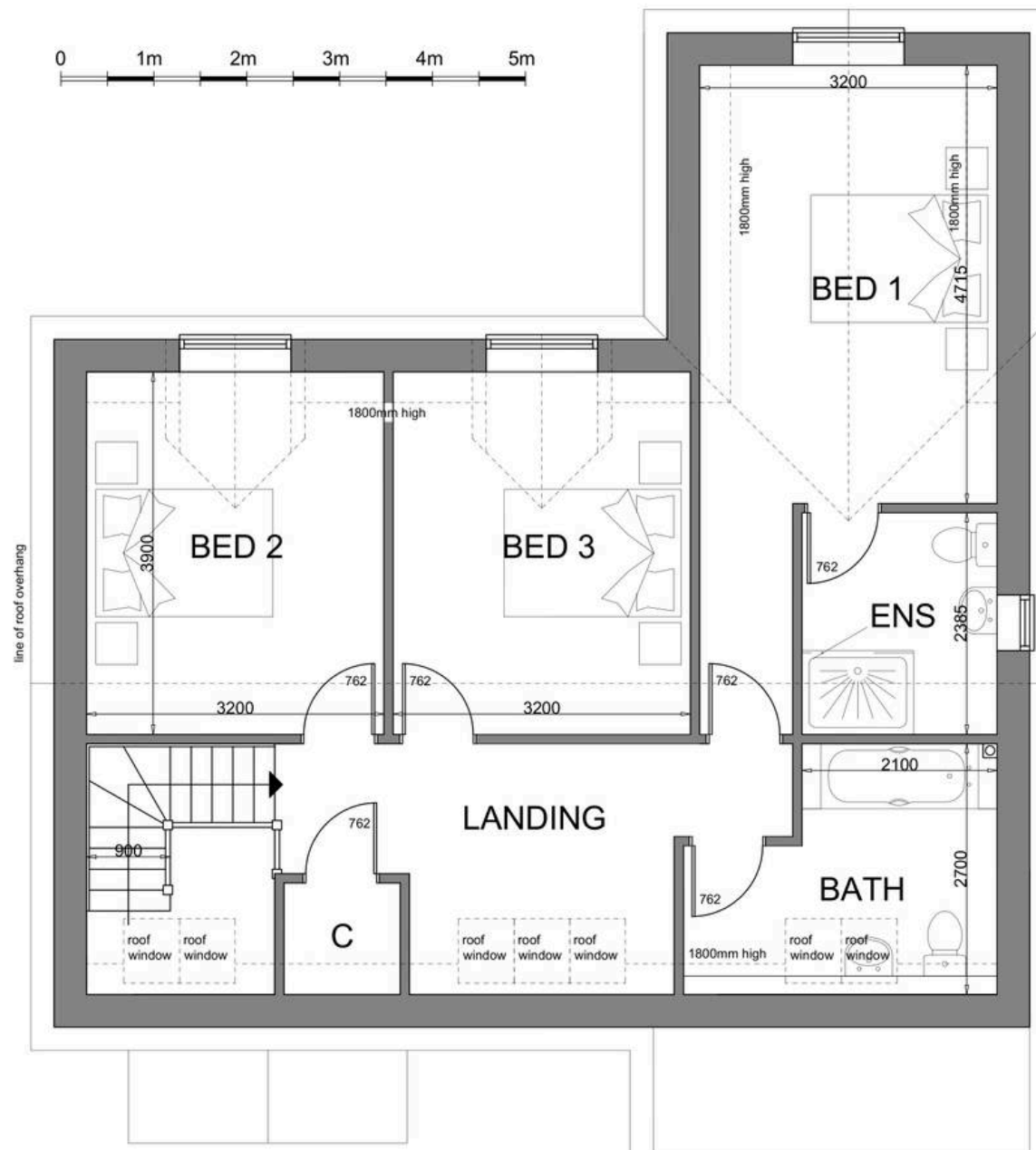
Title :
GROUND FLOOR PLAN
AS PROPOSED

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Revisions :

Scale : 1 : 50
Date : MAY 2025
Drawing Number : 04 / 2879 / 22

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Contract :
PROPOSED DWELLING 4, MAIN
STREET, WARDY HILL, ELY,
CAMBS.

Title :
FIRST FLOOR PLAN
AS PROPOSED

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Revisions :

Scale : 1 : 50
Date : MAY 2025
Drawing Number : 05 / 2879 / 22

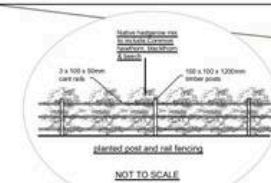
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Native Mixed Hedging to consist of Crataegus Monogyna (Hawthorn), Prunus spinosa (Blackthorn), Corylus Avellana (Hazel), Euonymus Europaeus (Common Spindle) and Acer Campestre (Field Maple)

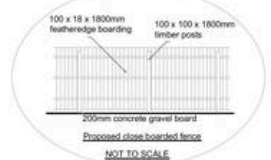
This hedging mix is made to reflect rural hedging. It is suitable for all soil types and positions.



0m 2m 4m 8m 12m 20m



NOT TO SCALE



NOT TO SCALE

Landscaping area to be seeded with native plants including night scented plants beneficial to bats.

- Night-scented catchfly
- Night-scented stock
- Honeysuckle (Lonicera periclymenum)
- Dog's violet

Boundaries and barriers within and surrounding the development, including fencing, railing and gates, should be made permeable e.g.:

- Through the use of fence panels with 13 x 13 cm holes at ground level (hedgehog holes)

Existing chancicleer pear trees to be retained

Hedgehog highway

Hedgehog hibernation homes to be positioned near hedgerows and away from roads to promote safe accommodation for hedgehogs and other wildlife

Planted post and rail fencing gives free range to the site

A row of bee blocks are to be positioned to rear corner of garden so that they are as sheltered as possible

Existing 1800mm close boarded fence

PREVIOUSLY APPROVED APPLICATION 16/00477/FUL

3 No. integrated swift boxes

Proposed dwelling FFL +0.150

Air source heat pump

Proposed 1800mm close boarded fence

2 No integrated bat box to be added to southern elevation

Area to be used for the bin store is to be formed with patio slabs

parking for proposed dwelling

existing planting boxes

existing planting boxes

turning area 0.000

gravel driveway (not to scale)

parking for No 4

Parking area approx 98m²

Amenity space approx 350m²

Contract :
PROPOSED DWELLING 4, MAIN STREET, WARDY HILL, ELY, CAMBS.

Title :
SITE PLAN

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Revisions :
A: Additional parking & amenity space details (24/07/25)
B: Bin store/collection point, amendment to biodiversity details (17/10/25)

Scale : 1 : 200
Date : OCT 2025
Drawing Number : 02 / 2879 / 22

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