



Walnut Cottage Pymoor Lane, Pymoor
Ely

RICHARD
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ESTATE AGENTS 

£1,350,000

Walnut Cottage Pymoor Lane

Pymoor, Ely

This impressive four bedroomed detached house offers a rare opportunity to acquire an outstanding equestrian property, set in approximately 16 acres (subject to survey) and thoughtfully designed for both comfortable family living and equestrian pursuits.

The main house presents a stunning, oak framed open plan kitchen and living area, perfect for entertaining or relaxing with family, as well as a separate lounge and formal dining room. A mezzanine overlooking the kitchen/living area provides an ideal workspace, while a ground floor bedroom or office offers flexibility to suit your needs. On the first floor there are three bedrooms, with one having an en-suite, and the family bathroom.

The property also features a self-contained one bedroomed annexe with its own kitchen, lounge and shower room, ideal for guests or multi-generational living. The accommodation is complemented by a triple garage and a spacious driveway, both accessed via electric gates, ensuring privacy and security.

The outside space is equally impressive, with the property occupying a superb plot that includes extensive lawned gardens, dotted with mature trees and shrubs whilst a large lake and approximately one acre of fenced woodland provide tranquil settings and beautiful views across the surrounding countryside. The gardens adjoin open farmland, enhancing the sense of space and seclusion.



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The equestrian facilities are exceptional, comprising a stable yard with three well-appointed stables (with rubber matting, lighting, drinkers and feeders), a hay store, tack room, feed store and barn for storage. A 40 x 20 sand school with mirrors and lighting, as well as seven fenced paddocks, cater for a variety of equestrian needs.

Two substantial barns provide further storage and flexibility, with one being used as a light aircraft hangar and tractor shed. A well maintained grass landing strip is situated beyond the formal gardens, suitable for a light aircraft.

The property is situated close to Ely Eventing Centre and there are numerous routes for quiet riding out making this the perfect property for those with a serious equestrian interest.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



Walnut Cottage Pymoor Lane

Pymoor, Ely

- Substantial Equestrian Property
- Approximately 16 Acres (STS)
- Stable Block, Barns, Paddocks & 40 x 20 Sand School
- 3/4 Bedroomed House
- Stunning Open Plan Kitchen/Living Area
- Lounge & Dining Room
- Mezzanine Office
- Ground Floor Bedroom Or Office
- 1 Bedroomed Annex With Kitchen/Lounge & Shower Room
- Triple Garage & Driveway







Entrance Porch

With door to front, flagstone floor, door to garage.

Boot Room

With double glazed window, built in double cupboard, brick floor, radiator.

Cloakroom/Utility

With double glazed window, low level WC, wash basin, radiator.

Kitchen/Dining/Living

Kitchen area - With six ring electric Aga, stairs to first floor, fitted with a range of matching units and drawers with stone worksurfaces and undermounted sink, integrated Miele microwave, dishwasher, space for American style fridge/freezer, large island unit with stone worktop and breakfast bar, exposed oak beams. Dining/Living Area - a magnificent oak framed room with vaulted ceiling, exposed oak beams and posts, full height double glazed windows to front and rear together with French doors to rear garden, central wood burning stove, two skylights, underfloor heating.

Lounge

With stairs to first floor, inglenook fireplace with cast iron wood burner, exposed beams, two double glazed windows and two radiators.

Study/Bedroom

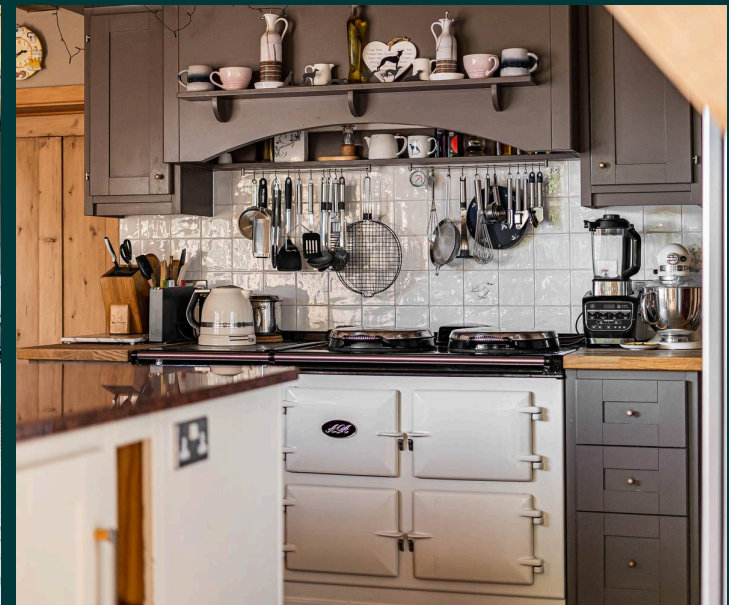
With double glazed window, fitted cupboards and bookshelves, radiator.

Dining Room

With double glazed French doors to garden, built in cupboard, radiator.

Landing

With two double glazed windows looking across to the stable yard.



Bedroom 1

With two double glazed windows, exposed floorboards, fitted triple handmade oak wardrobes, shelved cupboard, two radiators.

En-suite

With low level WC, vanity unit with wash basin, shower cubicle, bidet, exposed floorboards, access to loft, Velux window, radiator.

Bedroom 2

With double glazed window overlooking the garden, access to loft, skylight, radiator.

Bedroom 3

With double glazed window, access to loft, radiator.

Bathroom

With jacuzzi bath, vanity unit with wash basin, shower cubicle, low level WC, built in cupboard, double glazed window, radiator.

Mezzanine Office Space

This mezzanine is used as an office and overlooks the kitchen/dining/living area. There are bespoke Neville Johnson fitted desk and bookshelves.

Annex

The property features a self-contained annex which is ideal for guests or multi-generational living. This comprises.....

Open Plan Kitchen/Living Space

Living Area - With oak flooring, French doors to front, radiator.

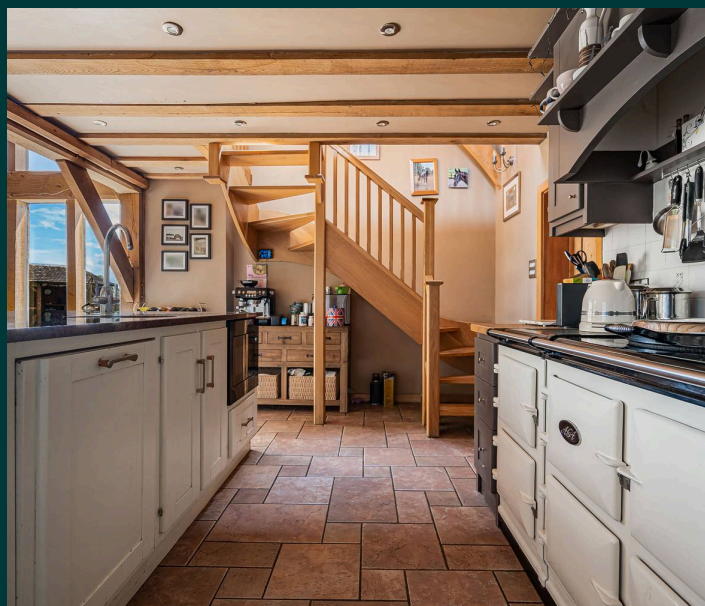
Kitchen Area - Fitted with a range of coloured units and drawers with oak worksurfaces, plumbing for washing machine, built in electric oven, hob, extractor hood, sink unit and drainer.

Shower Room

With large walk in shower, vanity unit with wash basin, low level WC, double glazed window, heated towel rail.

Double Bedroom

With double glazed window, oak flooring, door to shower room, electric radiator.



Garden

The property sits in superb plot of approximately 16 acres (STS) including gardens, paddocks and the stable yard.

The main house is accessed via pair of remote controlled wrought iron gates which lead into a spacious driveway providing ample parking. There is a double garage with remote controlled electric door, power and light connected, a sink and storage units.

Adjoining the annex are three garages all with electric roller shutter doors and power and light connected. To the front of the house is a spacious driveway accessed via electric gates.

To the front and rear of the house are extensive lawned gardens interspersed with numerous mature trees and bushes. The garden also contains an excellent summer house with electricity connected, whilst there are a number of outside electric sockets at various points.

There is a large lake with decked seating area and approximately 1 acre of fenced woodland which includes numerous fruit trees.

The gardens adjoin farmland and provide most attractive views across the surrounding countryside.

Beyond the formal garden is a well maintained and regularly used grass landing strip suitable for a light aircraft. There are two barns. The first is a pole barn with two open bays used as a tractor shed measuring approximately 24ft x 23ft, which adjoins an enclosed barn currently used as a light aircraft hanger, this measures approximately 35ft x 23ft. The second barn is a 4 bay open fronted pole barn measuring approximately 50ft x 26ft.



Equestrian element:

This is an extremely well set up and well maintained equestrian aspect which is enclosed by electric wrought iron gates and comprises:

Stable yard with two stables measuring 17ft x 11ft and one measuring 11ft x 11ft. The stables have rubber matting, lighting, drinkers and feeders.

The yard has a hot and cold water supply and electricity connected.

Also within the stable block:

Hay Store measuring 14ft 5 x 11ft

Tack Room measuring 11ft x 6ft

Barn measuring 21ft x 15ft and adjoining saddle store

Feed store measuring 11ft x 8ft

Beyond the stable block is a 40 x 20 sand school with mirrors and lighting and the land is divided into 7 fenced paddocks.















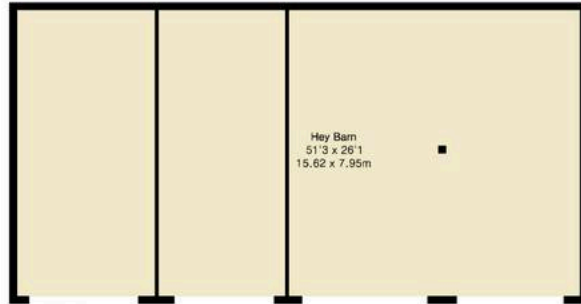
**Approximate Gross Internal Area 4048 sq ft - 376 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 2206 sq ft – 205 sq m

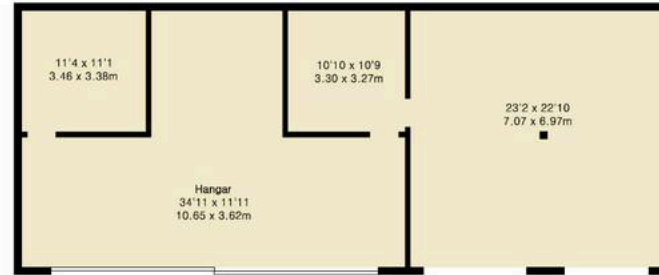
First Floor Area 1109 sq ft – 103 sq m

Annexe Area 733 sq ft – 68 sq m

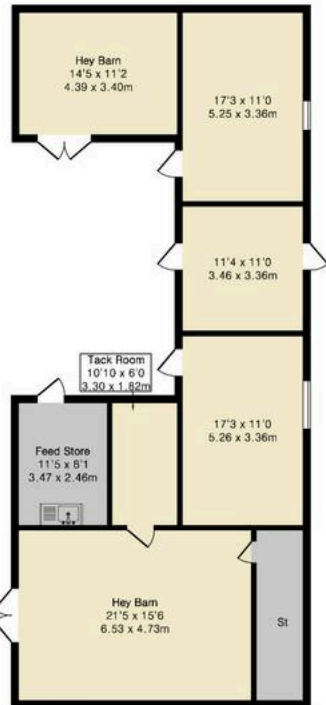
Outbuilding Area 4566 sq ft – 424 sq m



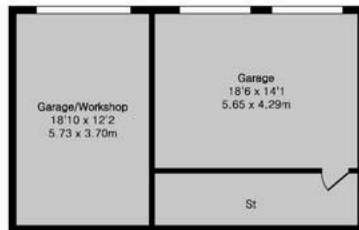
Outbuilding



Outbuilding



Outbuilding



Outbuilding



Ground Floor



First Floor



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