



Orchard House Bells Drove, Littleport
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£650,000

Orchard House Bells Drove

Littleport, Ely

This unique mixed use residential and commercial property offers a four bedroomed detached house with an excellent 70ft x 30ft barn set within a highly desirable rural location with attractive views.

The property offers generous and flexible accommodation, including a spacious lounge that provides an ideal space for family relaxation. The refitted kitchen and dining room flow seamlessly into a bright garden room, creating a sociable hub perfect for entertaining or enjoying views of the garden. Also on the ground floor is a utility, cloakroom and a ground floor double bedroom or extra reception room.

Upstairs, three well-proportioned bedrooms offer comfortable living, while the family bathroom is fitted with modern fixtures.

The property also benefits from a detached garage with an electric roller shutter door and a versatile room above, suitable for use as a home office or studio.

The commercial aspect comprises an impressive 70ft by 30ft steel framed modern building and yard, which is suitable for a range of business uses (subject to any necessary consents). This building includes block and clad walls, a concrete floor, an electric roller shutter door, water connection, and an internal office room.



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The property is set on a superb plot approaching three quarters of an acre (subject to survey) and enjoys attractive countryside views to both the front and rear.

The combination of residential comfort, extensive gardens, and significant commercial facilities makes this property a rare and versatile offering in a sought-after countryside location.

Council Tax Band: D

EPC: TBC

Tenure: Freehold

- Mixed Use Residential & Commercial Property
- Detached 4 Bedroomed House
- Spacious Lounge
- Refitted Kitchen/Dining Room Opening Into Garden Room
- Garage With Room Above
- 70ft x 30ft Steel Framed Commercial Building And Yard
- Superb Plot Approaching 3/4 Of An Acre (STS)
- Attractive Countryside Views







Entrance Hall

With door to front, stairs with glazed balustrade to first floor, radiator.

Lounge

With double glazed window to front, double sided multi fuel burner with oak mantle, radiator.

Kitchen/Diner

With double glazed window to rear, kitchen refitted with a range of high gloss wall and base level units and drawers with matching work surfaces, built in electric double oven, hob and extractor hood, dishwasher, space for fridge/freezer, sink unit and drainer, double sided wood burner, radiator. Opening to....

Garden Room

With bifold doors on three sides opening onto the garden and offering attractive views of surrounding farmland.

Utility

With door to rear garden, plumbing for washing machine and space for tumble dryer, worksurface and wall mounted storage cupboards.

Cloakroom

With low level WC, vanity unit with wash basin, radiator.

Inner Hall

With radiator.

Ground Floor Bedroom 4/Reception Room

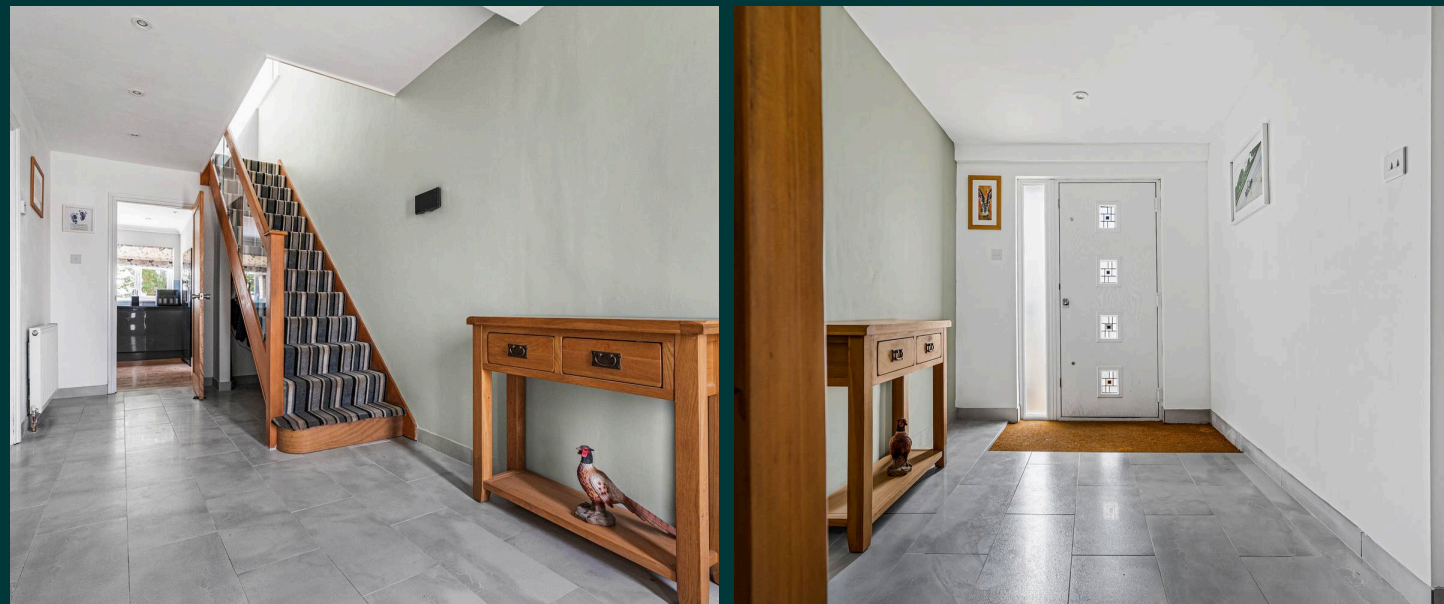
With double glazed window to front.

Landing

With double glazed window to side, access to loft, radiator.

Bedroom 1

With double glazed window to front giving an attractive view, built in double wardrobe, radiator.



Bedroom 1

With double glazed window to front giving an attractive view, built in double wardrobe, radiator.

Bedroom 2

With double glazed window to rear with an attractive view across fields, built in wardrobe, radiator.

Bedroom 3

With double glazed window to front giving an attractive view, built in wardrobe and cupboard, radiator.

Bathroom

With suite comprising low level WC, built in wash basin with storage units, bath, separate shower, double glazed window to rear, heated towel rail.

Agents Note

The vendors would consider selling the house and gardens and retaining the commercial aspect.



Outside

The property is situated within a superb total plot of approaching 3/4 of an acre (subject to survey) with field views to both front and rear.

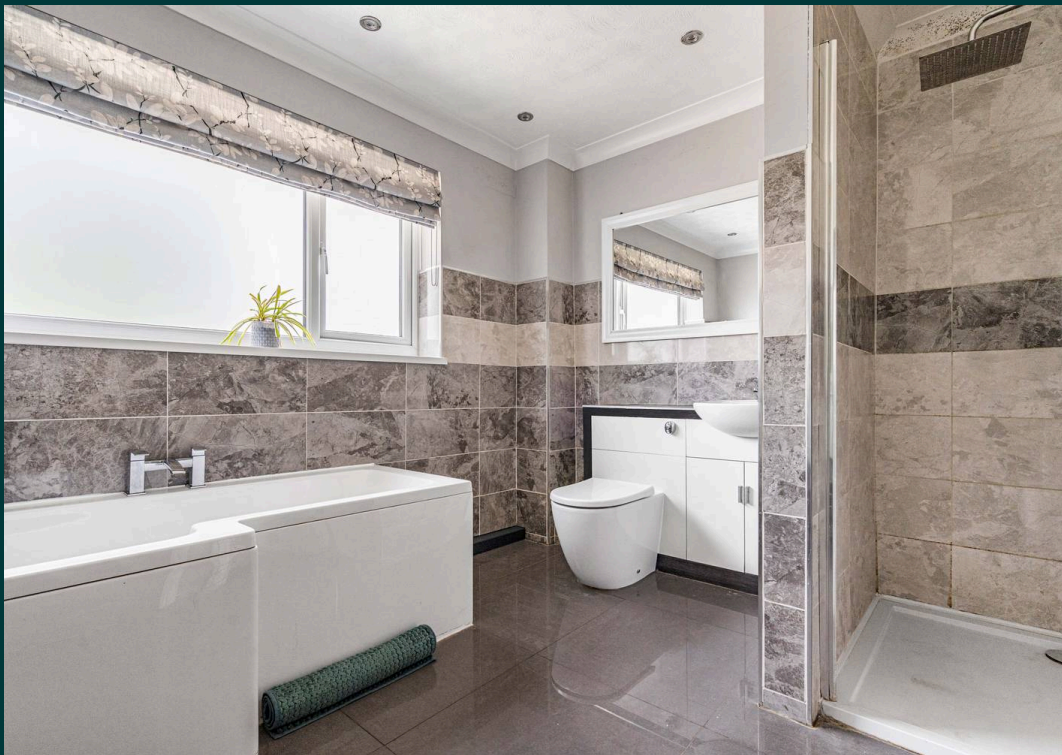
There is a driveway accessed via electric gates and leading into an extensive gravelled parking area. The garage has an electric roller shutter door with a room above which is ideal for use as an office.

There are lawned gardens surrounding the house enclosed by laurel hedging at the front and with a number of mature trees within the front and rear gardens. There are also two useful storage sheds, a paved patio and pond.

Gated access leads into the yard which is gravelled and has wrought iron gates onto Bells Drove. The excellent 7 year old commercial building has been used as an agricultural engineering business and is steel framed with block and clad walls and a concrete floor. The building has an electric roller shutter door, water connected and an internal office room. (There is a public footpath that runs along the edge of the plot to the right hand side of the commercial yard and building).











**Approximate Gross Internal Area 2254 sq ft - 209 sq m
(Excluding Outbuilding & Including Garage)**

Ground Floor Area 1477 sq ft – 137 sq m

First Floor Area 627 sq ft – 58 sq m

Garage First Floor Area 150 sq ft – 14 sq m

Outbuilding Area 187 sq ft – 17 sq m





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