

Radcliffe & Rust
Residential sales & lettings

30 Prickwillow Road, Isleham CB7 5RQ
Guide Price £650,000

Radcliffe & Rust Estate Agents are delighted to offer for sale this individual home, positioned along Prickwillow Road on the rural outskirts of Isleham, surrounded by the open fenland countryside for which this part of Cambridgeshire is renowned. Despite its wonderfully peaceful and semi-rural setting, Isleham itself provides a useful range of everyday amenities, including Co-op Food - Isleham - West Street, a Post Office and several pubs, including The Griffin, The Rising Sun and The Merry Monk. The village also benefits from The Beeches Isleham community centre, recreation facilities and Isleham Church of England (VC) Primary School. Isleham occupies a convenient position between several larger centres, approximately six miles north-east of Newmarket and around seven miles south-east of Ely. Newmarket provides an extensive selection of shopping, supermarkets, restaurants and leisure facilities, while Ely offers further amenities together with its historic city centre and mainline railway station. Road connections include convenient access to the A11, A14 and A142, providing routes towards Cambridge, Bury St Edmunds and the wider region. For those who value countryside and space while remaining within reach of Cambridge and the surrounding employment centres, the location offers an appealing balance of rural living and accessibility.







Entering the property, you are welcomed into the entrance hall, which provides access to the principal areas of the home and begins to introduce the generous proportions and flexible layout found throughout.

Immediately to the left is bedroom four, currently arranged as a study. This versatile room provides an excellent dedicated home-working space but equally offers flexibility for use as an additional bedroom or hobby room.

Also positioned off the entrance hall is a separate WC, finished with attractive patterned feature tiling and comprising a WC and characterful countertop wash basin with timber shelving beneath, together with a heated towel rail.

Continuing through the property brings you to one of its real highlights: the exceptionally spacious open-plan kitchen and dining area. The proportions allow the room to offer considerably more than a conventional kitchen/diner, with ample space for a substantial dining table alongside comfortable seating. This allows the room to function as a kitchen/dining/second living space, creating a wonderfully sociable heart to the home and providing plenty of room for both everyday family life and entertaining.

The kitchen itself is fitted with an extensive range of natural timber cabinetry complemented by dark work surfaces, providing an excellent amount of cupboard and preparation space. A substantial central peninsula creates additional workspace and informal seating, with contemporary pendant lighting above helping to define the kitchen area. A range of appliances is incorporated within the kitchen, while glazed doors lead directly onto the outside entertaining areas, creating an excellent connection between the house and garden.

Positioned just off the kitchen is a separate utility room, fitted with further timber cabinetry, work surfaces and a sink, together with space for laundry appliances and additional white goods. This provides valuable additional storage and keeps the more practical elements of the home conveniently separate from the main kitchen.

Also accessed directly from the kitchen/dining area is the separate living room, providing a more intimate and relaxed reception space away from the main open-plan accommodation. Generously proportioned and comfortably accommodating a substantial seating arrangement, the room is centred around a log-burning stove, creating an inviting focal point and adding plenty of warmth and character. Neutral décor and wood-effect flooring are complemented by contemporary vertical timber detailing, resulting in a comfortable yet stylish room that contrasts nicely with the larger, more sociable open-plan space.

The remaining bedroom accommodation is positioned away from the main living areas, creating a welcome separation between the social and more private parts of the home.

Bedroom one is the principal bedroom and offers generous proportions with plenty of space for a double bed and additional freestanding furniture. The room also benefits from its own en suite, creating a comfortable principal suite and providing valuable additional bathroom facilities.

Bedroom two is another generously proportioned double bedroom, offering ample space for a double bed together with further freestanding furniture.

Bedroom three is also a spacious double bedroom, comfortably accommodating a double bed alongside additional bedroom furniture. The excellent proportions of both secondary bedrooms are a real benefit, with no need to compromise on space outside of the principal bedroom.

Completing the internal accommodation is the main family bathroom, which serves the additional bedrooms and provides the second of the property's bathroom facilities.

The outside space is undoubtedly another defining feature of this home. The overall plot extends to approximately one acre (STC), offering a quite exceptional amount of outside space and incorporating landscaped entertaining areas, extensive lawn, established planting and productive garden areas. Rather than simply being one large expanse, the grounds have been divided into a number of distinct areas, each offering something different.

The property benefits from a garage, providing useful secure parking and storage.

Immediately adjoining the rear of the property is a substantial paved patio, creating an ideal area for outdoor dining and entertaining with a natural connection to the open-plan kitchen/dining space. Beyond this, the generous lawn provides an excellent feeling of openness and really demonstrates the impressive scale of the plot.

A raised decked area with a pergola-style structure creates another distinct entertaining and seating space within the garden, providing an attractive alternative to the main patio and somewhere from which to enjoy the surrounding grounds.

The garden also incorporates a studio/outbuilding, providing highly versatile space away from the main house. Its separation from the principal accommodation makes it particularly well suited to use as a home office, gym, hobby room or creative studio.

Towards the far end of the plot is a substantial vegetable and kitchen-garden area, with numerous raised beds providing fantastic scope for growing fruit, vegetables and other produce. Established planting, mature boundaries and the sheer depth of the garden combine to give the outside space a wonderfully private and semi-rural feel.

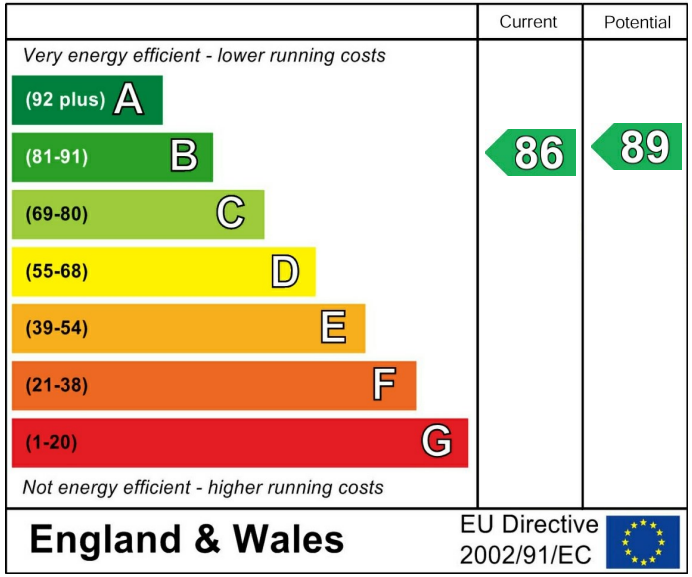
Further entertaining space is provided by a dedicated covered bar area, creating a fantastic focal point for gatherings and summer entertaining and adding another unusual lifestyle feature to an already impressive garden.

Viewing is highly recommended to fully appreciate the scale, versatility and unusual combination of accommodation and outside space on offer. Call or email Radcliffe & Rust today to arrange your appointment.

Agent Notes

Tenure: Freehold
Council tax band: Band C
The property benefits from an air source heat pump and solar panels, providing excellent energy efficiency. The solar panels also benefit from a transferable Feed-in Tariff, currently providing quarterly payments with approximately four years remaining.

Energy Efficiency Rating













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