



Ladson House, The Bridge, Mepal, Ely, CB6 2AT

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Ladson House, The Bridge, Mepal, Ely, Cambridgeshire CB6 2AT

A superbly appointed semi-detached character home situated on the edge of Mepal, with outstanding views across fenland countryside and offers versatile living accommodation with a wealth of character.

- Semi-Detached Character Home
- Four Bedrooms
- Two Versatile Reception Rooms
- Kitchen/Dining Room
- Utility Room
- Family Bathroom
- Double Garage/Workshop
- Large Rear Mature Gardens with Outbuildings

Guide Price: £495,000



MEPAL is a small, attractive, village which is situated about 8 miles from Ely, 17 miles from Cambridge and 4 miles from Chatteris. There is a primary school and shop/post office in the village. Nestled in the heart of the Cambridgeshire countryside, Mepal is a charming and welcoming village offering an excellent blend of rural peace and convenient access to nearby towns and cities. Known for its strong sense of community, the village provides a wide range of amenities suited to all ages. Families are particularly well served by the highly regarded Mepal Primary School, rated Good by Ofsted and part of the award-winning DEMAT Academy Trust. Young people in the village also benefit from an active and well-supported network of local groups, including a popular Youth Club and village football club.

ENTRANCE HALL With timber and glazed door to front aspect, parquet flooring, radiator, staircase rising to first floor.

LIVING ROOM 15'1" x 13'9" (4.60 m x 4.20 m) With stripped pine flooring, feature open fireplace with Hunter cast iron wood burning stove, radiators

FAMILY ROOM/OFFICE 12'10" x 12'0" (3.91 m x 3.67 m) With Aga cast iron wood burning stove, radiator.

KITCHEN/DINING ROOM 23'2" x 14'0" (7.07 m x 4.27 m)
Kitchen area fitted with a range of matching units and complementary work surfaces including base units, wall mounted units and drawers. Fitted oven, hob and extractor hood, microwave, herringbone pattern paved floor, feature internal window overlooking the dining room.

Dining area with feature brick fireplace with cast iron wood burning stove, French doors leading through to the rear garden.

UTILITY ROOM 12'8" x 4'10" (3.87 m x 1.47 m) With quarry tiled floor, work surfaces with inset sink, wall and base units, plumbing for washing machine, space for tumble dryer, radiator, door leading through to rear garden.

DOWNSTAIRS CLOAKROOM With pedestal wash hand basin, low level WC, herringbone pattern paved floor, radiator, feature stained glass window above the door to the hallway.

FIRST FLOOR LANDING Wood flooring

BEDROOM ONE 15'7" x 13'11" (4.75 m x 4.25 m) With Victorian style fireplace, fitted wardrobes, two radiators.

BEDROOM TWO 17'0" x 13'11" (5.17 m x 4.23 m) With stripped pine flooring, cast iron fireplace with tiled hearth, two radiators.

BEDROOM THREE 13'4" x 8'4" (4.07 m x 2.55 m) With radiator.

BEDROOM FOUR 11'2" x 7'6" (3.40 m x 2.29 m) With painted flooring, radiator.

BATHROOM Fitted with a four piece suite comprising low level WC, pedestal wash hand basin, panelled bath, fitted shower cubicle having sports shower and overhead drench shower, radiator.

EXTERIOR To the front of the property there is a well presented manicured garden with a selection of shrubs and hedges. There is a mature hedge front boundary and to the front of this is a parking area. EV car charger. Side gated access leads round to the garage.

To the rear of the property there is an enclosed garden with patio area. The garden is well tended with a good selection of shrubs, plants and flower beds, being predominantly lawned with two useful brick built outbuildings providing storage or other potential uses.

DOUBLE GARAGE/WORKSHOP 16'7" x 15'1" (5.06m x 4.59m) Fitted with metal up and over door, rear access door to the garden.



Tenure - The property is Freehold

Council Tax - Band E

EPC D (64/82)

Viewing - By Arrangement with Pocock & Shaw
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Ref CWH-7520



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.



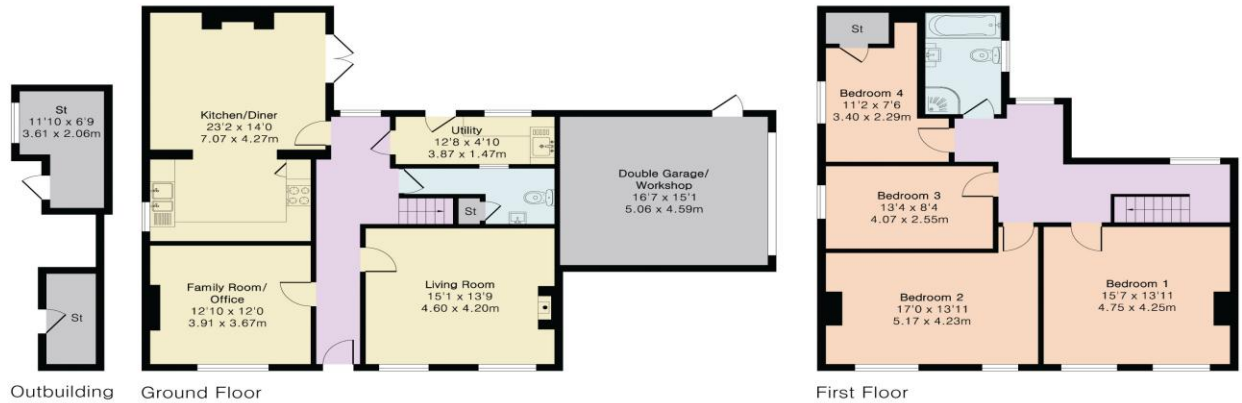
**Approximate Gross Internal Area 1858 sq ft - 173 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 958 sq ft - 89 sq m

First Floor Area 900 sq ft - 84 sq m

Garage Area 250 sq ft - 23 sq m

Outbuilding Area 103 sq ft - 10 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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