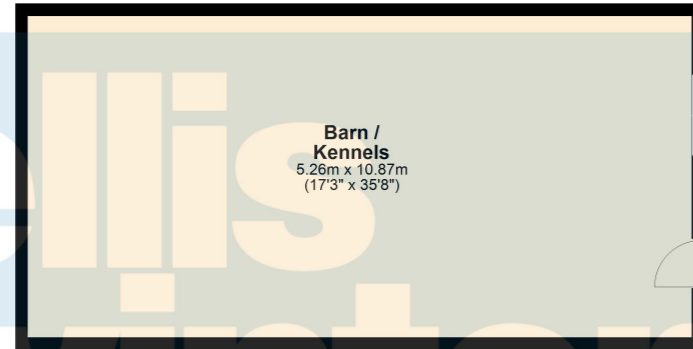
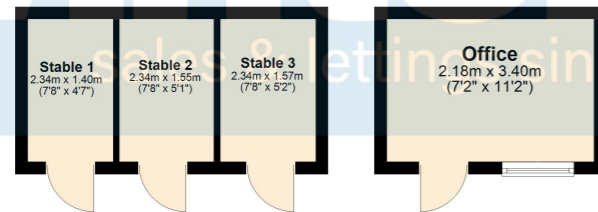


**Barn / Kennels - Cobs Farm**  
Approx. 57.2 sq. metres (615.4 sq. feet)

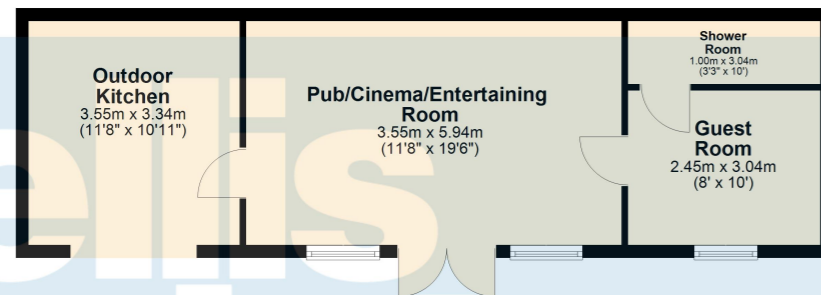


**Stables and Office - Cobs Farm**  
Approx. 18.5 sq. metres (198.7 sq. feet)

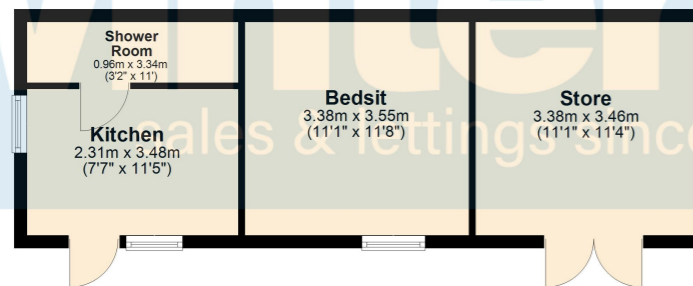


Total area: approx. 75.6 sq. metres (814.1 sq. feet)

**OUTBUILDINGS**  
Approx. 44.4 sq. metres (478.4 sq. feet)



**Annex**  
Approx. 36.0 sq. metres (387.0 sq. feet)



Total area: approx. 80.4 sq. metres (865.4 sq. feet)

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

Offers Over

**£700,000**

Cobs Farm, Iretons Way, Chatteris, Cambridgeshire PE16 6UZ



To arrange a viewing call us now on 01354 694900

A rare opportunity to acquire a versatile equestrian property with multiple income generating avenues, set within approximately 4.5 acres (STMS) of private grounds. This well presented three bedroom detached bungalow offers comfortable modern living alongside an impressive range of outbuildings, leisure facilities, and business infrastructure.

Offers Over

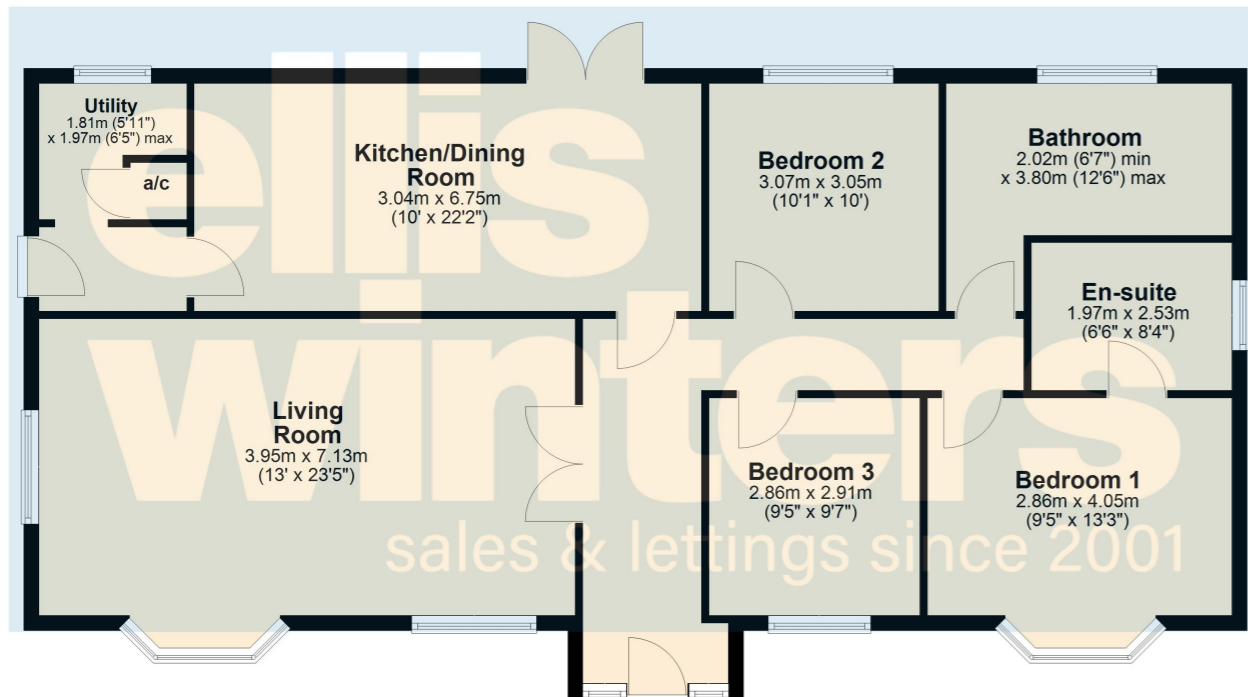
**£700,000**

Cobs Farm, Iretons Way, Chatteris, Cambridgeshire PE16 6UZ



**Ground Floor**

Approx. 114.6 sq. metres (1233.5 sq. feet)



Total area: approx. 114.6 sq. metres (1233.5 sq. feet)

**Main Residence**

The bungalow features:

**Living Room**  
7.13m (23'5") x 3.95m (13')  
Fresh and modern with feature media shelving and seating area, fireplace housing electric fire, bay window to front and separate window creating an abundance of natural light.

**Kitchen/Dining Room**  
6.75m (22'2") x 3.04m (10')  
Fitted with a modern range of wall and base units with luxury granite worktops, eye level double electric oven and four ring ceramic hob with extractor over, integrated dishwasher and wine cooler, 1 1/2 sink and drainer, lovely hot water tap, space for fridge/freezer, window to rear and double doors out to garden

**Utility**  
1.97m (6'5") max x 1.81m (5'11")  
Plumbing for washing machine and space for tumble drier, airing cupboard, window to rear

**Bedroom 1**  
4.05m (13'3") x 2.86m (9'5")  
Bay window to front

**En-suite**  
2.53m (8'4") x 1.97m (6'6")  
Re-fitted with a double open end shower cubicle, hand wash basin set within vanity unit, feature inset shelving, low level wc, fully tiled and window to side

**Bedroom 2**  
3.07m (10'1") x 3.05m (10')  
Window to rear

**Bedroom 3**  
2.91m (9'7") x 2.86m (9'5")  
Window to front

**Bathroom**  
3.80m (12'6") max x 2.02m (6'7") min  
Fitted with a double width spa bath, low level wc and hand wash basin. Window to rear

**Outside**  
There is a fully enclosed garden directly behind the bungalow which is laid to lawn and has extensive patio area. To the bottom of the garden is the entertaining cabin

**Additional Accommodation & Leisure Spaces**  
This property truly excels with its extensive range of outbuildings, ideal for multi generational living, guest accommodation, or business use:

**Entertaining cabin complete with:-**

**Outdoor Kitchen**  
3.55m (11'8") x 3.34m (10'11")  
Freestanding base units. The pizza oven, ceramic oven and grill are all negotiable separately to the sale

**Pub/Cinema/Entertaining Room**  
3.55 (11'8") x 5.95 (19'6")  
Fitted bar, optics etc are negotiable, two windows to front, double doors out to garden

**Guest Room**  
3.04m (10') x 2.45m (8')  
Window to front

**Guest Shower Room**  
3.04m (10') x 1.00m (3'3")  
Fitted with shower cubicle, low level wc and hand wash basin

One bedroom annexe providing self contained living comprising:-

**Kitchen**  
3.48m (11'5") x 2.31m (7'7")  
Fitted with wall and base units, plumbing for washing machine, single sink and drainer, Windows to both side and front

**Shower Room**  
3.34m (11') x 0.96m (3'2")  
Fitted with a single shower cubicle, low level wc and hand wash basin

**Bedsit**  
3.38 (11'1") x 3.55 (11'8")  
Window to front.

**Store**  
3.46m (11'4") x 3.38m (11'1")  
This could potentially become an additional room to the annexe but is currently access from outside and has double doors.

**Dedicated outside office**  
2.18 (7'2") x 3.40 (11'2")  
Perfect for home based work or administration, power and light plus business wifi

**Equestrian & Business Facilities**  
For those seeking equestrian or commercial potential, the grounds include:

**Three stables**  
Stable 1 2.34m (7'8") x 1.40m (4'7")  
Stable 2 2.34m (7'8") x 1.55m (5'1")

**Door to:**  
Stable 3 2.34m (7'8") x 1.57m (5'2")

**Large barn**  
10.87m (35'8") x 5.26m (17'3")  
Suitable for storage, livestock, or expansion. The current owner operates a dog-breeding business

**Substantial field, ideal for grazing or further development (STPP)**

**Grounds & Setting**  
The expansive plot provides excellent privacy, open views, and ample space for animals, recreation, or further enhancement. The layout of the land and buildings creates a highly functional and versatile environment. There are various yards for parking or business use. These facilities offer a unique chance to continue existing enterprises or establish new ventures. The current owner would be willing to negotiate on the sale of the log supply business.

**Services**  
Mains electricity and water. There is oil fired central heating with a new boiler installed in February 2025. Drainage is via a septic tank

**Tenure Freehold**  
EPC D  
Council Tax Band D

**Buyer ID Checks**  
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

**Disclaimer**  
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