



Mepal House, High Street, Mepal CB6 2AW

welcome to

Mepal House, High Street, Mepal

A substantial Grade II listed house located in the heart of the Cambridgeshire village of Mepal offering character and charm throughout boasting five bedrooms, two with en-suite facilities, two reception rooms and attractive wrap around gardens.

Entrance Porch

With opening to:

Entrance Hall

With radiator, door and step up to hallway, door and opening to:

Kitchen/Dining Room

Dining Area:

With radiator, fireplace alcove, sash window to front aspect and large opening to:

Kitchen:

With a fitted range of base units and drawers with work surfaces over to two sides, large sectioned inset butler style sink with mixer tap over, range style oven, built in dishwasher, space for fridge/freezer, radiator, window to rear aspect, door to rear and door to:

Utility

With a fitted range of base units with work surfaces over to two sides, inset butler style sink with mixer tap over, spaces for washing machine and tumble dryer, radiator and window to rear aspect.

Hallway

With radiator, stairs leading to first floor with storage alcove beneath, doors to:

Cloakroom/W.C.

Fitted with a suite comprising low level w.c, pedestal wash hand basin, radiator and window to front.

Reception Room

With two radiators, two full height sash windows with folding shutters to front and garden aspects.

Reception Room

With radiator, full height sash window with folding shutters to garden aspect and French doors with folding shutters to rear.





Lower First Floor Landing

With radiator, storage cupboard, sash window to front aspect and doors to:

Bedroom Three

With radiator, storage cupboard and sash window to front aspect.

Bedroom Four

With radiator and sash window to rear aspect.

Family Bathroom

Fitted with a suite comprising panel enclosed Jacuzzi style bath with shower over and glass shower screen, high level w.c, pedestal wash hand basin, radiator and window to rear.

Higher First Floor Landing

With doors to:

Bedroom One

With two radiators, storage cupboard, two full height sash windows to rear and garden aspects, door to:

En-Suite Shower Room

Fitted with a suite comprising shower enclosure, low level w.c, wall mounted wash hand basin, towel ladder radiator, extractor and window to rear.

Bedroom Two

With two radiators, built in cupboard, feature fireplace, two full height sash windows to front and garden aspects, door to:

En-Suite Shower Room

Fitted with a suite comprising shower enclosure, low level w.c, pedestal wash hand basin, radiator, window to front.

Bedroom Five

With radiator, shelving alcove and sash window to garden aspect.

Outside

To the front of the property there is a large gravelled driveway providing ample off road parking edged with a selection of mature shrubs, plants and trees. To the front of the driveway is a feature mid-level brick retaining wall. Gated access leads to the rear of the property which is mainly laid to shingle and paved areas with a selection of shrubs and plants. The main garden is at the side of the property and is predominantly laid to lawn enclosed by mature trees and hedges with a gate returning to the front of the property,



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Mepal House, High Street, Mepal

- Grade II Listed House
- Approx. 2199 sq. ft of Accommodation
- Five Bedrooms
- Two Reception Rooms
- Three Bathrooms

Tenure: Freehold
EPC Rating: E
Council Tax Band: F

guide price

£625,000



Ground Floor



First Floor

Total floor area 204.3 m² (2,199 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
ELY110298 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01353 663311



ely@williamhbrown.co.uk



6 Forehill, ELY, Cambridgeshire, CB7 4AF



williamhbrown.co.uk