



6 Main Street, Little Downham
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£850,000

6 Main Street

Little Downham, Ely

An extremely rare opportunity to purchase a substantial 4 bed roomed period residence with attached 1 bed roomed annex, situated in an elevated and prominent position near the village green and backing onto a field with stunning far reaching views and an abundance of wildlife.

The main house (The Lodge) comprises on the ground floor, hall, lounge, office, dining room, modern kitchen, utility and additional reception room. On the first floor there are 4 double bedrooms (three with en-suites), family bathroom and a further room which could be used as first floor lounge.

The annex (The Library) offers ground floor accommodation only which consists of a lounge, double bedroom with en-suite, and kitchen.

Outside there is an extensive driveway, garage and well maintained gardens.

The property is offered for sale with no upward chain and to fully appreciate the accommodation and location a viewing is highly recommended.



6 Main Street

Little Downham, Ely

Council Tax Band: F

Tenure: Freehold

EPC: D

- Substantial House And Adjoining Annex
- Prominent And Elevated Position With Stunning Views To Rear
- 4 Bedrooms (3 En-Suite) In Main House
- 3 Reception Rooms And Office
- Modern Kitchen
- 1 Bedroomed Annex With En-Suite, Lounge And Kitchen
- Extensive Driveway, Garage And Gardens
- No Upward Chain
- Freehold/Council Tax is F and A/EPC D



The Lodge

Entrance Hall

With door to front, stairs to first floor with original downstairs cupboard, double glazed window to side and rear with a view over a field, three radiators.

Lounge

With double glazed windows with shutters to front, decorative fireplace with timber surround and tiled hearth, television point, two radiators.

Office

With double glazed window to rear with field views, fitted desk and cupboards, radiator.

Dining Room

With double glazed window to front with shutters, decorative fireplace with surround and tiled hearth, archway to:

Kitchen

Refitted with a wide range of wall and base level storage units with stone worktops and undermounted sink, twin double electric ovens and gas hob, integrated dishwasher, brick floor, double glazed window to front with shutters and double glazed window to rear with field views.

Side Hall

With large double glazed window to front, radiator.

Utility

With double glazed window to rear with field views, wall and base level units and worktops, sink unit and drainer, modern gas fired boiler, plumbing for washing machine.

Garden Room

With brick floor, double glazed windows and doors to front courtyard and double glazed windows and doors with superb field views leading onto the rear patio.



First Floor Landing

With double glazed window to side and two double glazed windows to rear with superb countryside views, a row of original cupboards and airing cupboard.

Bedroom 1

With double glazed windows with shutters to front, fitted wardrobes, drawers and high level cupboards, radiators.

Dressing Room

With double glazed window with shutters to front, fitted cupboards, drawers and dressing table, radiator.

En-suite

With double glazed window offering an attractive view across the field to the rear, corner bath, vanity unit with basin and storage, low level WC, double size shower cubicle, radiator.

Bedroom 2

With double glazed window with shutters to front aspect, fitted wardrobes, drawers and high level cupboards, radiator.

En-suite

With shower, low level WC, wash basin, radiator.

First Floor Sitting Room

This room serves as a link between the landing and bedrooms 3 and 4 and offers potential to be used as an additional bedroom or office. With double glazed window offering a most attractive view of the field behind, access to loft, radiator.

Bedroom 3

With double glazed window and shutters to front, radiator.

En-suite

With shower and wash basin.

Bedroom 4

With double glazed window and shutters to front, fitted wardrobes and vanity unit with wash basin, radiator.

Bathroom

With double glazed window to rear with superb view across countryside, low level WC, wash, basin, bath and shower cubicle, radiator.

The Library

Entrance Hall

With door to front.



The Library

Entrance Hall

With door to front.

Lounge

With double glazed window with shutters to front, decorative cast iron fireplace, television point, radiator.

Kitchen

With two double glazed windows to rear with field views, wall and base level storage units and worktops, built in electric oven, stainless steel sink unit, plumbing for washing machine, radiator.

Bedroom

With high level storage units, double glazed door to rear, radiator.

En-suite

With shower cubicle, wash basin, low level WC, double glazed window to rear, towel rail.

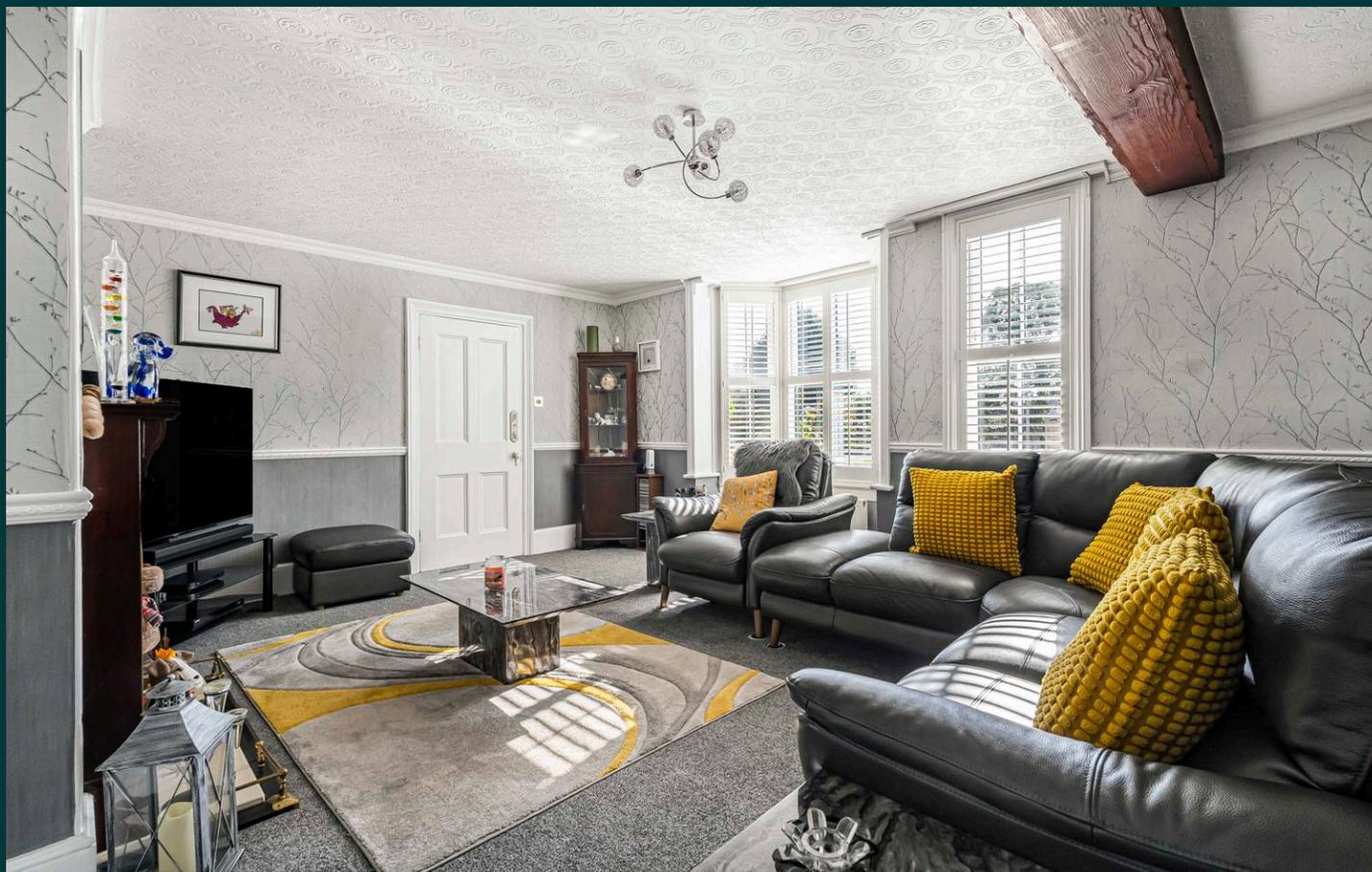
Outside

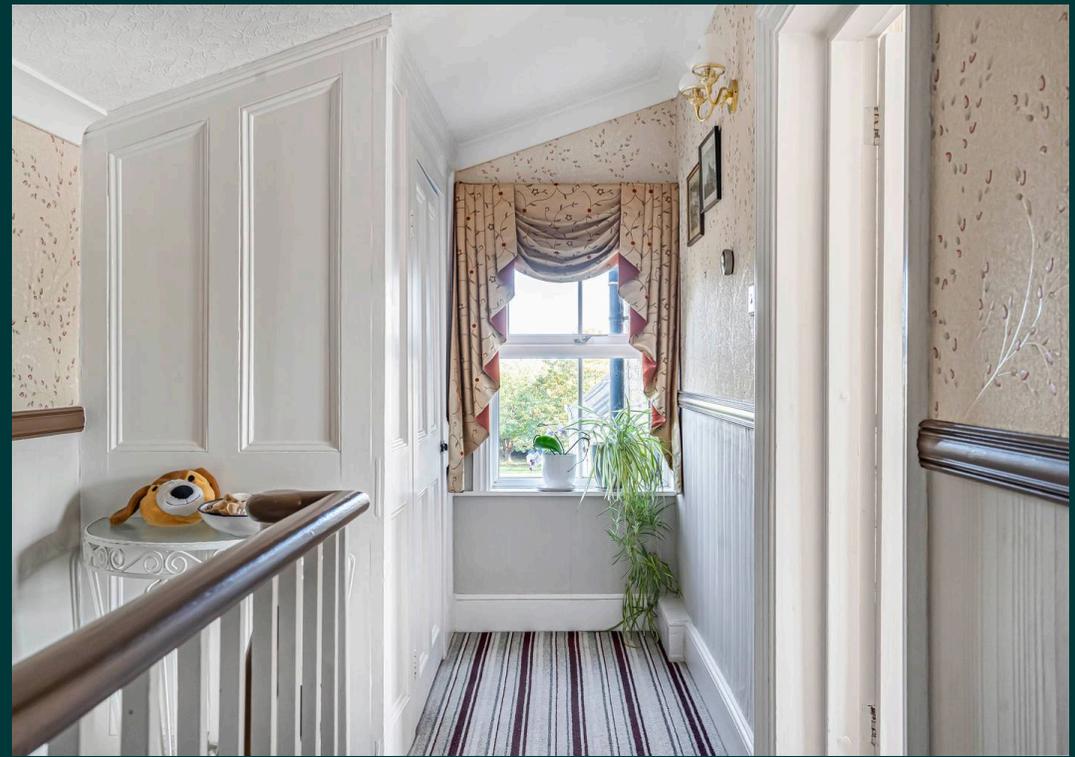
The property is accessed via a pair of electric gates which leads to an extensive driveway providing ample parking and turning space. The driveway leads to a garage with electric front door and personal door at the rear. Within the garage there is a separate workshop.

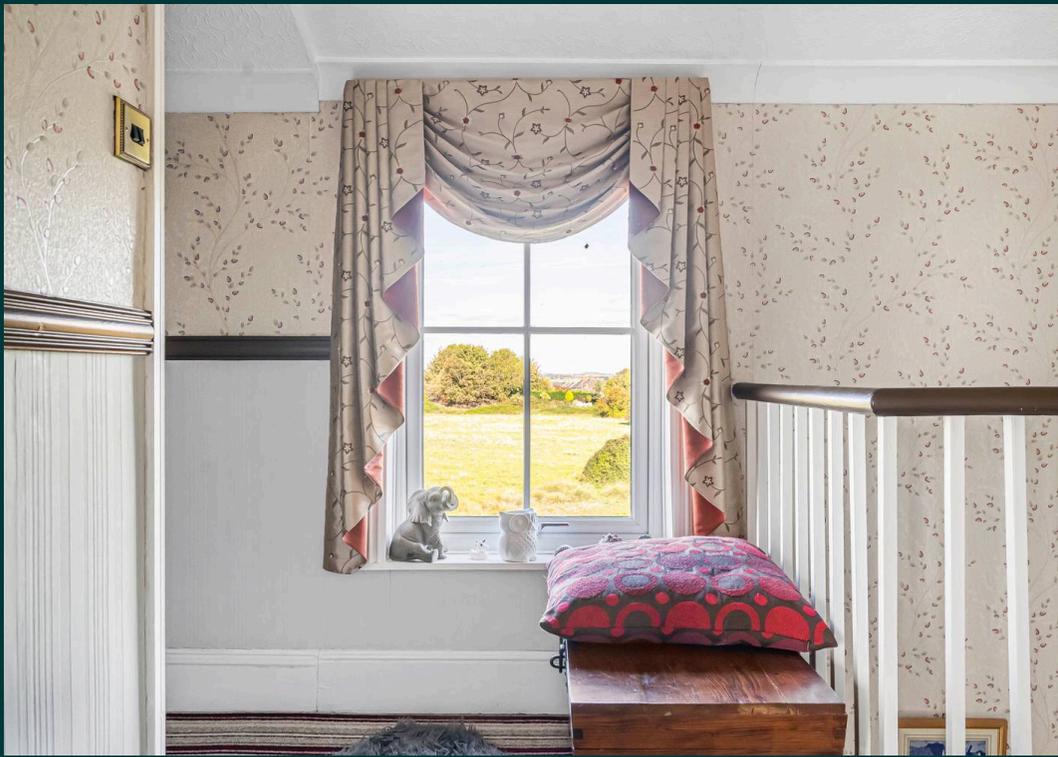
To the front of the house is a circular driveway with lawned garden, patio with pergola and established beds. At the side there is a further lawned garden with mature Oak tree, dog kennel, flower beds and paving. There is also a brick building with patio doors which is attached to the garage and could be used as a gym or home office. Adjoining this is a workshop/garden store. To the rear of the house is a paved garden with superb, far reaching views across the field.

Agents Note

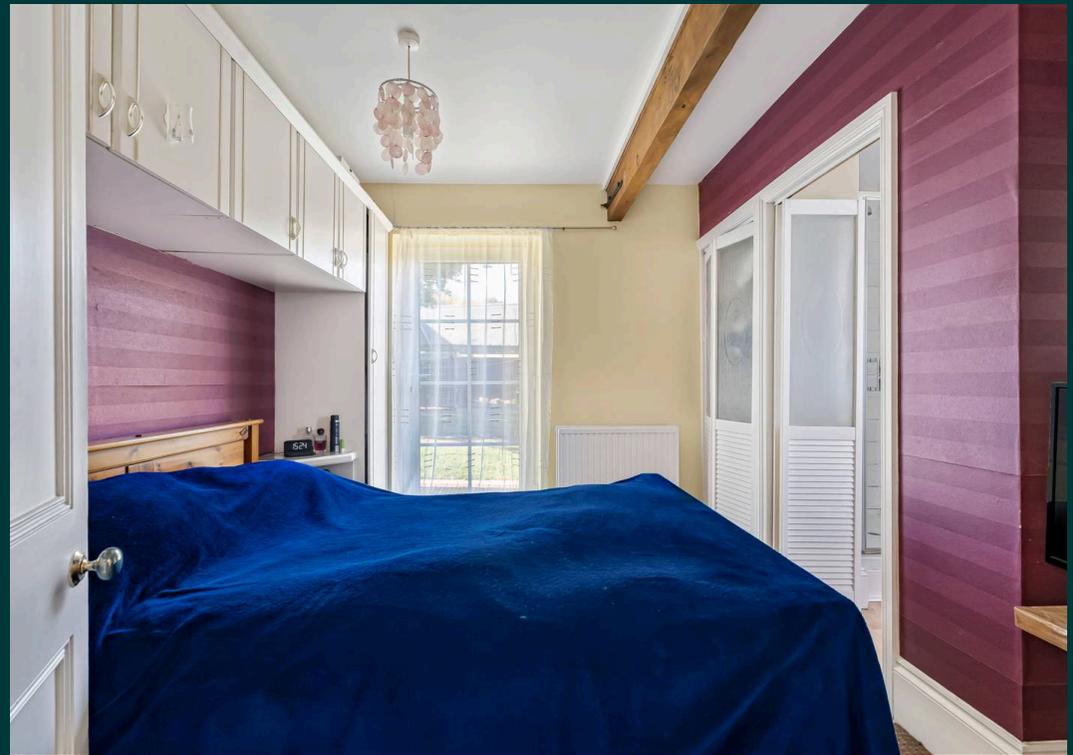
The garden room adjoins the next door cottage.



















**Approximate Gross Internal Area 3246 sq ft - 301 sq m
(Excluding Garage)**

Ground Floor Area 1780 sq ft – 165 sq m

First Floor Area 1466 sq ft – 136 sq m

Garage Area 362 sq ft – 34 sq m



First Floor



Ground Floor



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