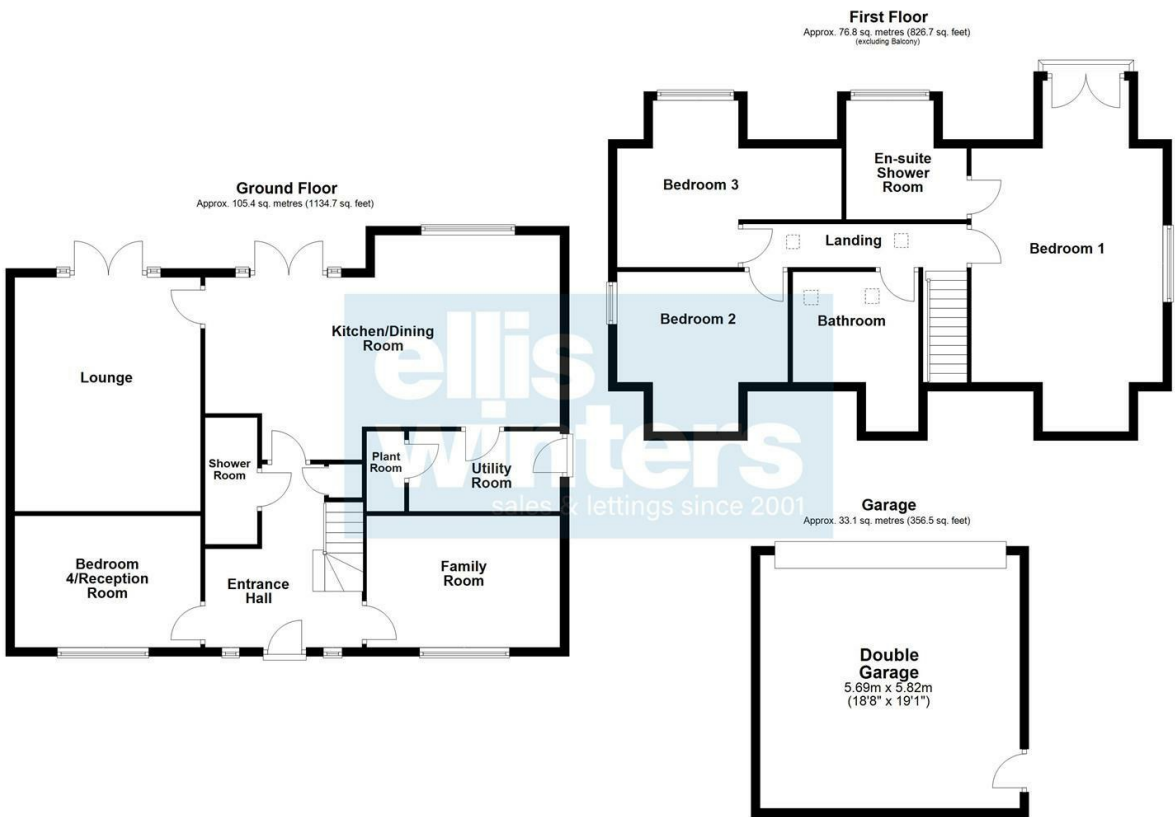




Total area: approx. 215.3 sq. metres (2317.9 sq. feet)

GROUND FLOOR

Entrance Hall

Bedroom 4/Reception Room
4.17m (13'8") x 2.95m (9'8")

Shower Room

Family Room
4.34m (14'3") x 2.95m (9'8")

Kitchen/Dining Room
7.96m (26'1") max x 4.30m (14'1") max

Utility Room
3.39m (11'1") x 1.80m (5'11")

Lounge
5.25m (17'3") x 4.17m (13'8")

FIRST FLOOR

Landing

Bedroom 1
5.26m (17'3") x 4.29m (14'1")

Juliet Balcony

En-suite Shower Room

Bedroom 2
3.83m (12'7") x 2.48m (8'2")

Bedroom 3
5.03m (16'6") max x 3.72m (12'2") max

Bathroom

OUTSIDE

The property occupies a plot of approximately one third of an acre and benefits from a spacious frontage providing ample off-road parking for several vehicles. The driveway leads to a detached double garage measuring 5.82m (19'1") x 5.69m (18'8") with an electric roller door, power, lighting, and a side pedestrian access door. Gated side access leads to the enclosed rear garden, which enjoys a private outlook backing onto open countryside and features a generous patio seating area. To the rear, a five-bar gate provides access to an additional parcel of land, available by separate negotiation.

AGENTS NOTE

The property is offered with the opportunity to purchase an additional 1.25 acre (sts) parcel of land directly to the rear of the garden by separate negotiation. Speak to a member of the Ellis Winters team for more information.

FURTHER INFORMATION

Tenure: Freehold
EPC Rating: B
Council Tax Band: E
Heating: Gas fired boiler firing underfloor heating on ground floor and radiator heating on the first floor.
Driveway: The property is accessible via a shared driveway between 4 houses. Responsibility for the shared driveway is split equally between the four houses.

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 (£80) per transaction, 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

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

ellis winters
sales & lettings since 2001

OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk

ellis winters
sales & lettings since 2001

£600,000

Somersham Road

Colne, Cambs, PE28 3NG

PROPERTY SUMMARY

Ellis Winters are delighted to offer for sale, with no forward chain, English Rose Cottage, an individual modern home enjoying countryside views.

The accommodation extends to approximately 1960 sq. ft. and offers spacious and versatile living arranged over two floors, with underfloor heating throughout the ground floor. The property comprises three/four well-proportioned bedrooms, with the principal bedroom benefiting from an en suite shower room and a Juliet balcony enjoying the surrounding views.

Further accommodation includes two/three reception rooms, a spacious kitchen/dining room, a convenient utility room, and a ground floor shower room, making the property ideal for those seeking ground floor bedroom potential if required.

Outside, the property benefits from ample off-road parking for several vehicles, a detached double garage, and an enclosed rear garden. In addition, there is the option to purchase an extra 1.25-acre parcel of land (STS) to the rear by separate negotiation.

4



3



2



Additional parcel of land
available by separate
negotiation.