



**Rose Cottage, 8 West Street
Isleham**

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Rose Cottage, 8 West Street, Isleham, CB7 5SB

Isleham is a picturesque village situated approximately 6 miles from the famous horse racing town of Newmarket and 8 miles from the city of Ely. The village itself offers 3 pubs/restaurants, churches including The Ark one of the largest green oak self-build projects in the UK, local convenience store, a butcher's store and a large community centre called The Beeches which is a real hub of the village, often hosting events, community activities as well as having a bar and café. Isleham is renowned for its close community spirit along with superb open views and beautiful countryside as well as the tranquil Isleham Marina.

Believed to date from the early 17th century and originally formed from three cottages, Rose Cottage is a detached period home in a private position within the sought-after village of Isleham. Extending to approximately **2,089 sq. ft.**, it combines original features—including exposed timbers, inglenook fireplaces and traditional joinery—with contemporary family living, centred around a spacious open-plan kitchen and garden room. Outside, generous gravelled parking, a detached garage/home gym and established gardens complete the property.

A beautifully presented detached period home blending four centuries of character with modern family living.

Ground Floor

ENTRANCE HALL A stable door to the side of the property leads into the welcoming entrance hall, featuring a York stone floor with underfloor heating extending through part of the ground floor, stairs rising to the first floor, useful understairs storage and further built-in cupboards, with doors leading to the principal reception rooms.

CLOAKROOM Fitted with a low-level WC, pedestal wash hand basin and extractor fan.

UTILITY ROOM Well equipped with a range of fitted wall and base units beneath work surfaces incorporating a stainless-steel sink and drainer with mixer tap, together with plumbing and space for a washing machine and tumble dryer, shelving and a window overlooking the rear garden.

STUDY Offers excellent flexibility and could equally serve as a family room, snug or playroom. Enjoying a triple aspect, the room retains exposed ceiling timbers together with an attractive former fireplace with tiled brick surround and timber mantel. Underfloor heating.

KITCHEN / BREAKFAST ROOM Undoubtedly one of the property's finest features. The magnificent original brick inglenook fireplace, complete with wood-burning stove, former bread oven and timber bressumer beam, provides a striking focal point and perfectly complements the bespoke fitted cabinetry. Granite work surfaces incorporate a Belfast sink, whilst integrated appliances include two undercounter side-by-side fridges, separate freezer and dishwasher, alongside space for a range cooker with extractor above. A substantial central island with solid oak worktop provides additional storage and informal dining, making the kitchen an ideal space for both everyday family life and entertaining. Underfloor heating.

GARDEN ROOM Opening seamlessly from the kitchen, flooded with natural light from an impressive glazed roof lantern with rain sensor, extensive glazing and bi-fold doors opening onto the rear terrace. Underfloor heating and porcelain tiled flooring ensure year-round comfort, while further bi-fold doors connect to the sitting room, allowing the reception spaces to flow effortlessly when entertaining.

SITTING ROOM A warm and welcoming space, full of character with exposed ceiling timbers and an attractive fireplace housing a wood-burning stove beneath a substantial timber mantel.

First Floor

LANDING Enjoys windows to both the side and rear elevations, together with an airing cupboard housing the Vaillant gas-fired boiler and additional built-in storage.

PRINCIPAL BEDROOM A generous dual-aspect double room benefiting from fitted wardrobes, further storage and an **EN-SUITE BATHROOM** comprising a bath with rainfall shower, WC and pedestal wash hand basin.

BEDROOM 2 Another excellent double room with dual-aspect windows and an extensive range of fitted wardrobes.

BEDROOM 3 Overlooks the rear garden and includes a useful built-in storage cupboard.

BEDROOM 4 Enjoys views to the front and provides an ideal child's bedroom, nursery or home office.

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FAMILY BATHROOM Stylishly appointed with a contemporary suite comprising a P-shaped bath with rainfall shower and handheld attachment, vanity wash hand basin, concealed cistern WC, extractor fan and Velux roof window.

Outside

The property is approached through double timber gates opening onto an extensive gravel driveway providing parking for numerous vehicles. A mature privet hedge, established flower borders and an attractive tiled storm porch create an appealing first impression, while an EV charging point and additional parking extend along the side of the property.

The detached garage offers excellent flexibility as a workshop, gym, storage or garaging, subject to individual requirements.

The enclosed rear garden enjoys a high degree of privacy and has been thoughtfully landscaped to provide interest throughout the seasons. A generous paved terrace immediately adjoins the house, creating an ideal space for outdoor dining and entertaining, whilst the remainder of the garden is predominantly laid to lawn with well-stocked flower and shrub borders and an attractive historic clunch wall providing a wonderful backdrop.

Towards the rear of the garden, a charming timber summerhouse provides an excellent home office, studio or peaceful retreat. A further enclosed section of garden, currently laid with rubber chippings, offers excellent potential for a kitchen garden, vegetable plot or children's play area, together with a useful garden shed.

SERVICES Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire Council

COUNCIL TAX BAND E. (£3,064.31 per annum)

EPC C.

TENURE Freehold.

CONSTRUCTION TYPE Rendered construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 1000 mbps upload.

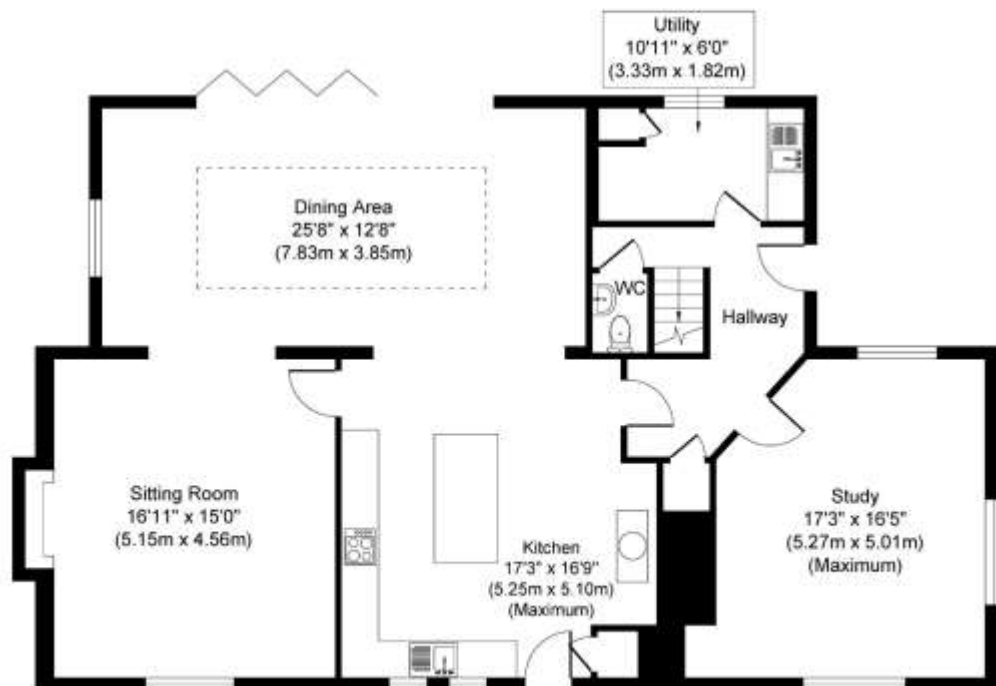
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS falters.uncle.hesitate

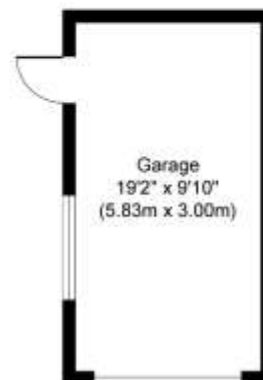
VIEWING Strictly by prior appointment only through DAVID BURR.

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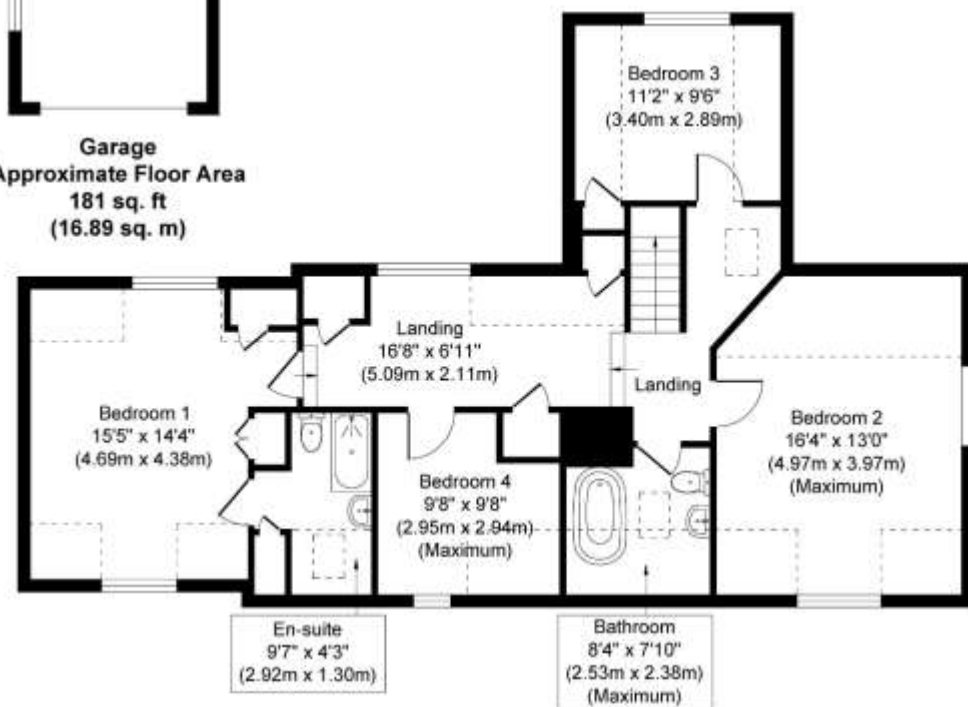




Ground Floor
Approximate Floor Area
1233 sq. ft
(114.55 sq. m)



Garage
Approximate Floor Area
181 sq. ft
(16.89 sq. m)



First Floor
Approximate Floor Area
855 sq. ft
(79.45 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

