



4 Main Street, Wardy Hill
Ely

RICHARD
BOOTH
ESTATE AGENTS 

£550,000

4 Main Street

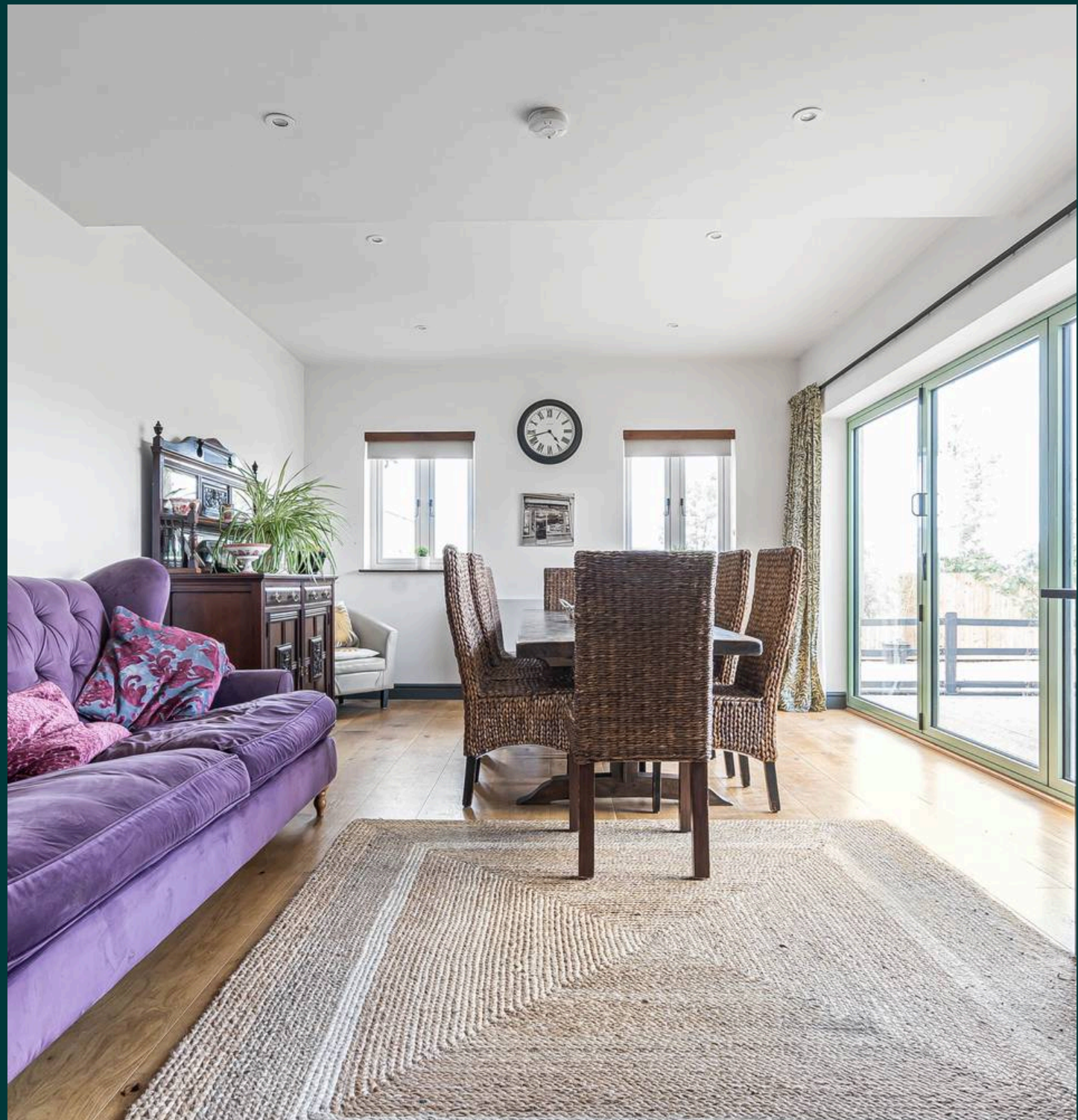
Wardy Hill, Ely

This beautifully presented, four-bedroom detached former farmhouse has been thoughtfully extended and sympathetically renovated by the current owners, offering a perfect blend of character and modern features.

Situated in a desirable rural village convenient for Ely, the property boasts spacious and versatile accommodation throughout. The heart of the home is a superb kitchen that opens seamlessly into a welcoming dining and living area, ideal for family gatherings and entertaining. The inviting lounge features an impressive inglenook fireplace, adding warmth and charm, whilst a separate family room provides additional space for relaxation.

Practicality is catered for with a useful utility room and a ground floor wet room. The property also benefits from a dedicated office, perfect for home working, and a refitted family bathroom. Of the four bedrooms, the principal suite enjoys its own en-suite facilities, ensuring privacy and comfort.

The outside space is equally impressive and designed for both relaxation and entertaining. Adjoining the rear of the house is a raised terrace with contemporary glazed panels, offering delightful views over the attractive garden. A secluded patio provides a peaceful spot for outdoor dining, whilst the remainder of the garden is laid to lawn with well-maintained borders, creating a private and tranquil setting.



4 Main Street

Wardy Hill, Ely

A gravelled driveway leads from the road to the rear of the property, providing extensive off-road parking.

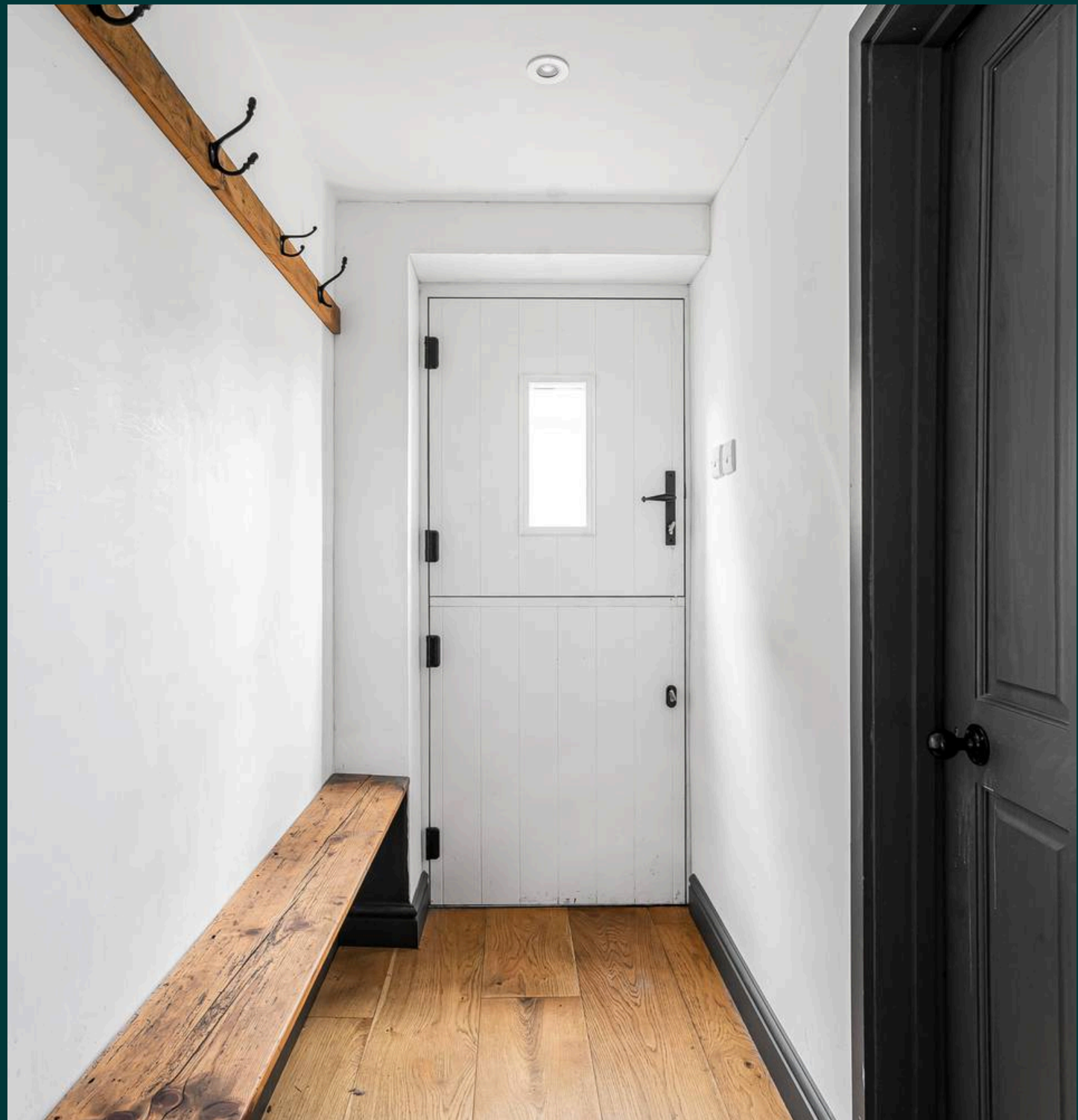
Whether you are looking for a family home with space to grow or a character property with modern comforts, this exceptional former farmhouse offers a unique opportunity to enjoy village life within easy reach of Ely.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Extended & Sympathetically Renovated Farmhouse
- Beautifully Presented Throughout
- 4 Bedrooms (1 En-suite)
- Superb Kitchen Opening Into Dining/Living Room
- Lounge With Inglenook Fireplace
- Family Room, Utility & Ground Floor Wet Room
- Office, Extensive Driveway & Attractive Garden
- Refitted Bathroom
- Perfect Blend Of Character & Modern Features
- Rural Village Convenient For Ely



Lounge

With double glazed windows with shutters to front, inglenook fireplace with wood burner, brick floor, two built in cupboards, radiator.

Family Room

With double glazed windows and shutters to front. brick fireplace, built in cupboards and display shelves, quarry tiled floor, radiator.

Kitchen

Refitted with an attractive range of painted wall and base units, drawers and worksurfaces, butler sink, Rangemaster oven and extractor canopy, beamed ceiling, engineered oak floor, opening to....

Dining/Living Room

With bi-fold doors onto the garden, two double glazed windows to rear, engineered oak floor.

Utility

With double glazed windows to side and rear, fitted with a range of painted wall and base units with worksurfaces, gas boiler (LPG), plumbing for washing machine, butler sink, beamed ceiling, radiator.

Boot Room

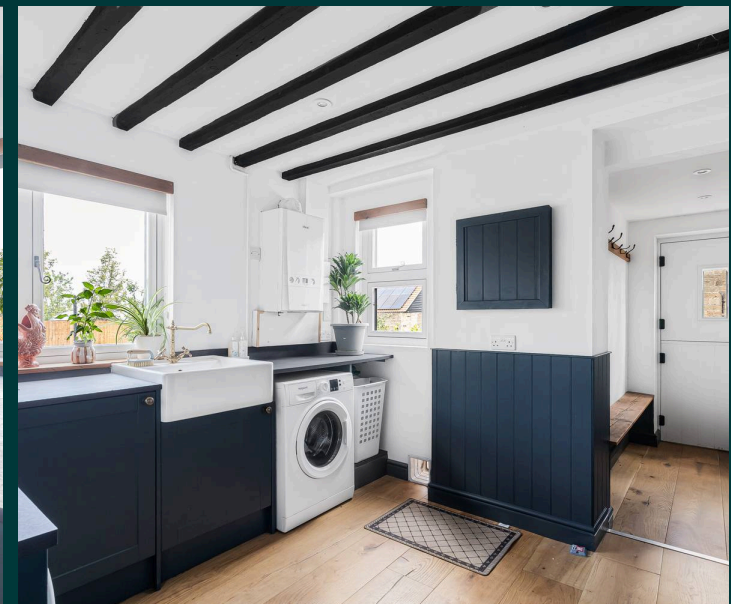
With stable style door to outside.

Wet Room

With double glazed window to front, shower, low level WC, wash basin with vanity unit, vertical radiator.

Inner Hall

With stairs to first floor, double glazed window to side, radiator.



Bedroom 1

With two double glazed windows to rear, range of fitted wardrobes, radiator.

En-suite

With double glazed window to rear, fitted with a modern suite comprising wash basin, low level WC, shower, radiator.

Bedroom 2

With double glazed window to front, built in wardrobe, open fireplace, radiator.

Bedroom 3

With two built in wardrobes, double glazed window to front, radiator.

Bedroom 4

With double glazed window with shutters to front, radiator.

Bathroom

With modern suite comprising bath, low level WC, wash basin, bidet, cupboard with hot water cylinder, access to loft, double glazed windows to rear and side, radiator.

Office

There is a brick outbuilding which has been converted into an office. The building has been re-roofed, is insulated and has electricity and internet connected.

Agents Note

The sellers have obtained planning consent to build a chalet style dwelling on land to the rear of the driveway, beyond the close boarded fence shown in our photos. Plans are available from our agency







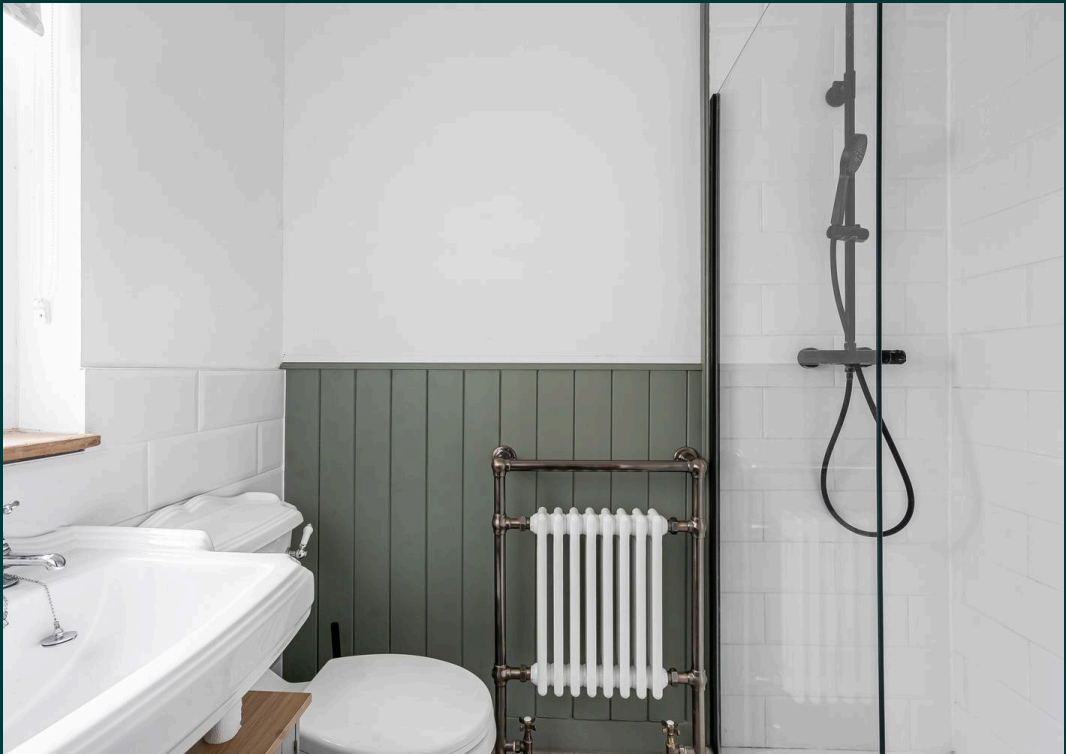
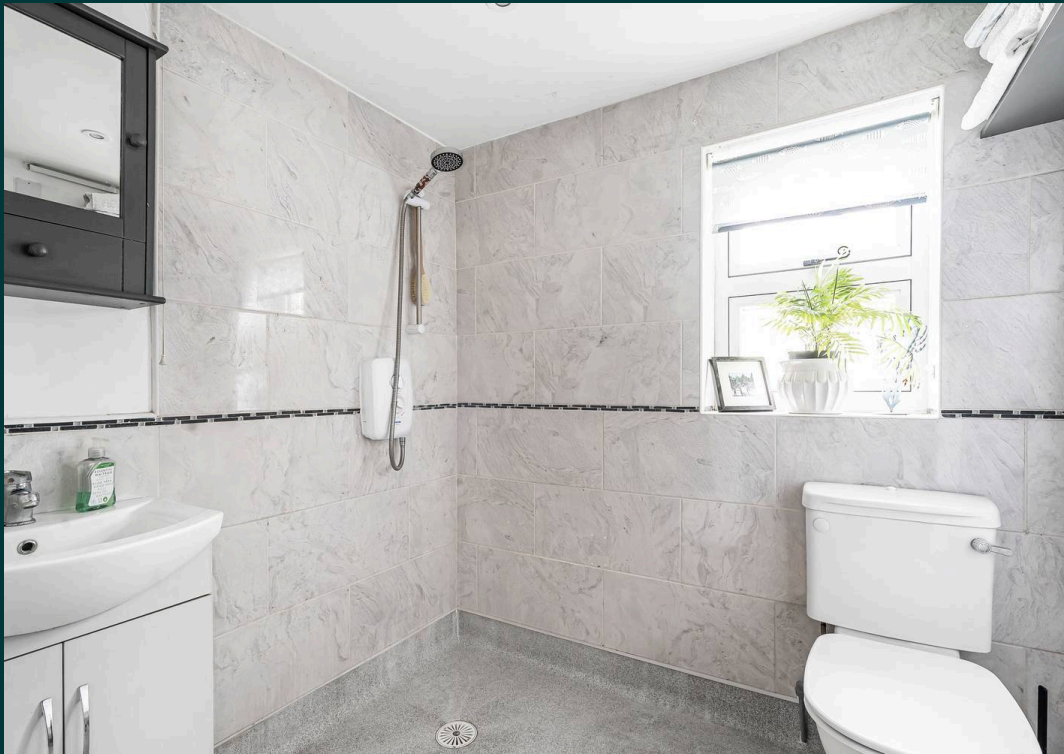


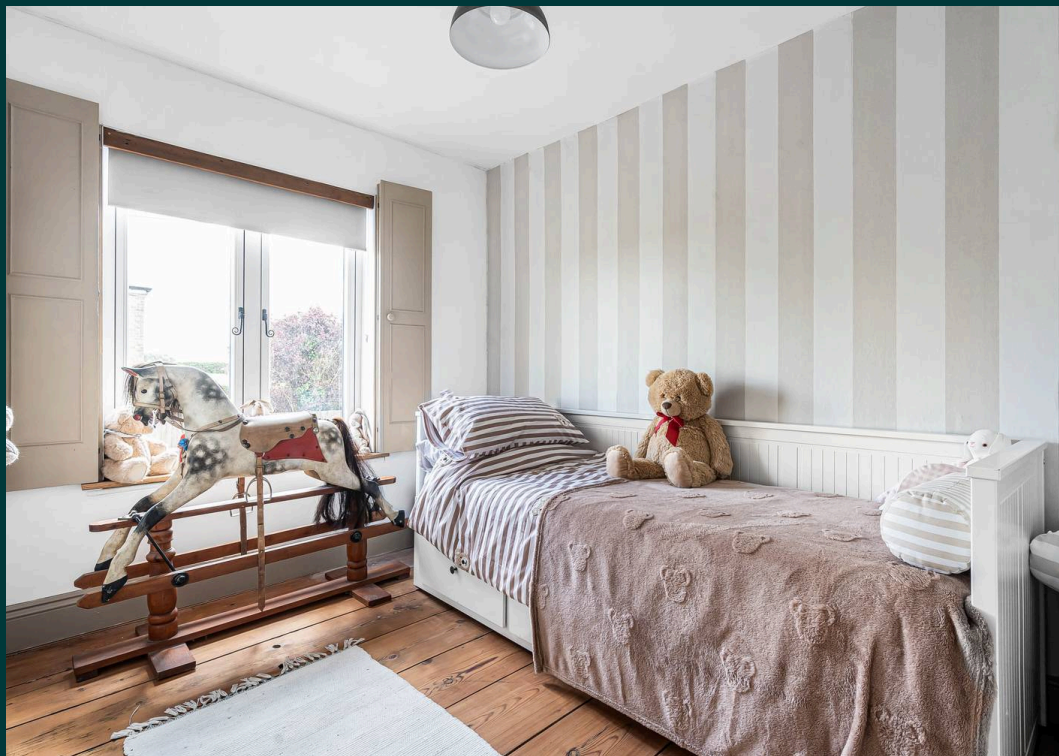
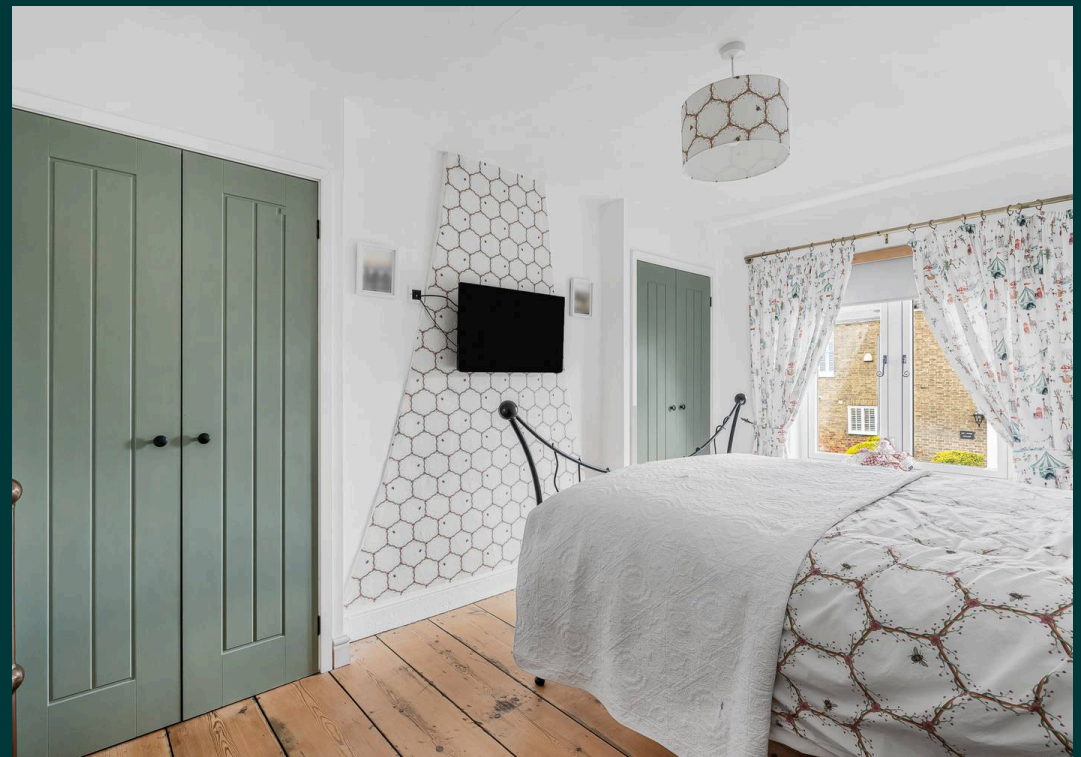
Outside

Adjoining the rear of the house is a raised terrace with glazed panels overlooking the garden. There is also a secluded patio whilst the remainder of the garden is laid to lawn with well maintained borders. To the front/side is a gravelled sitting area.

There is extensive parking to the rear of the property, as shown in the photographs. Ownership of the side driveway will belong to the new build property at the rear, with Number 4 retaining access across it to its own large private driveway, which can be fenced and gated if required





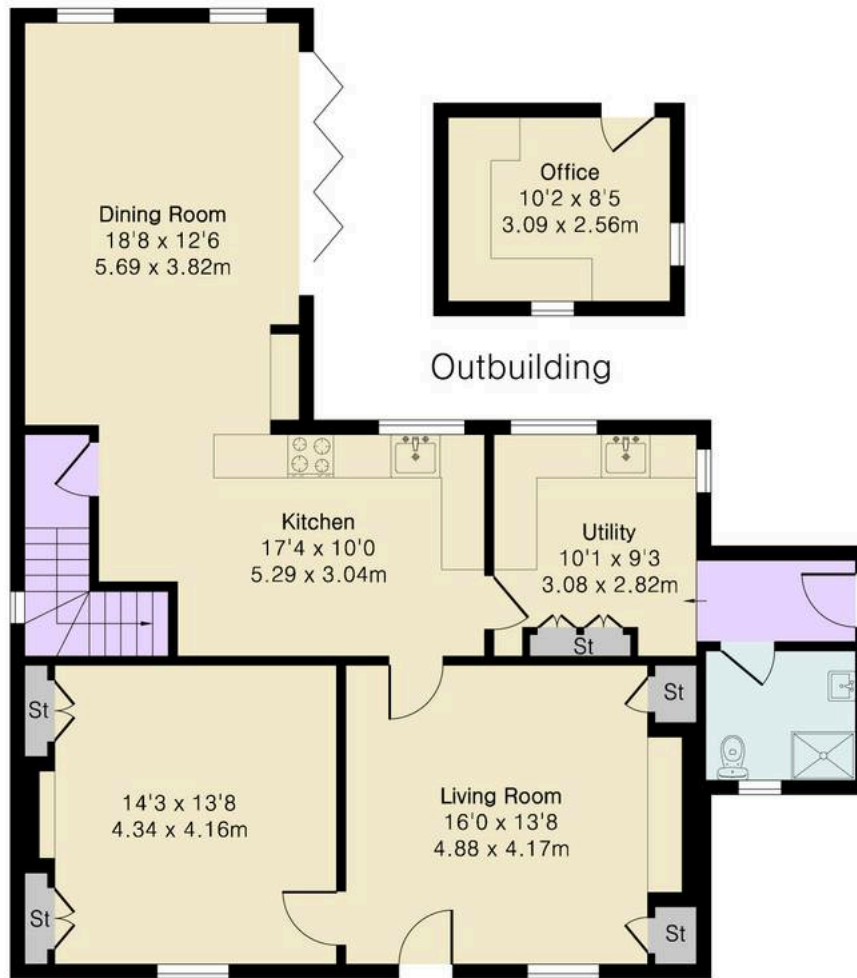


**Approximate Gross Internal Area 1898 sq ft - 177 sq m
(Excluding Outbuilding)**

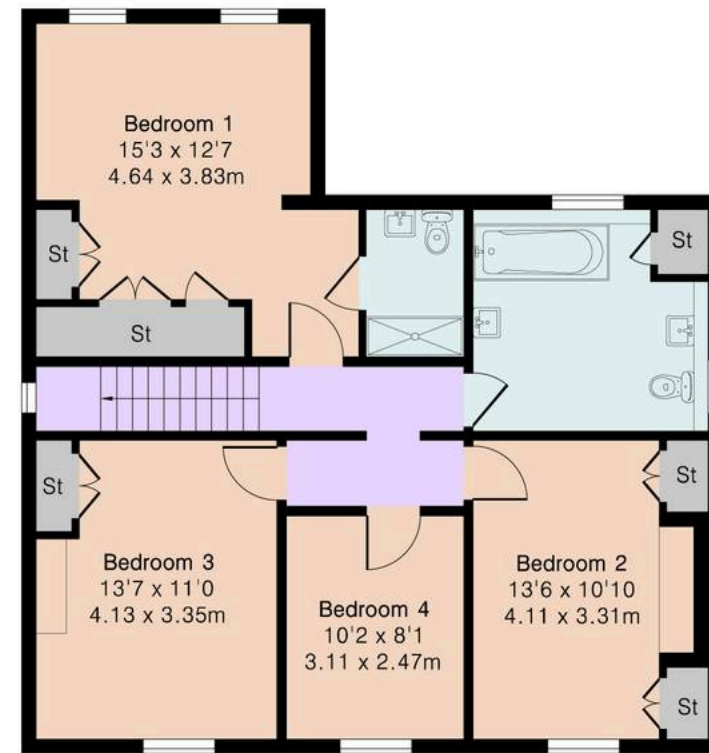
Ground Floor Area 1050 sq ft – 98 sq m

First Floor Area 848 sq ft – 79 sq m

Outbuilding Area 85 sq ft – 8 sq m



Ground Floor



First Floor



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