



Bays Farm House, Adventurers Drove, Oxloade, Ely, CB6 2DZ

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A charming and spacious four bedroom detached home with two reception rooms, situated on a generous plot in this quiet and rural location. No upward chain. A structural engineer's report has raised some concerns which could affect the availability of mortgage finance. Buyers requiring a mortgage are advised to speak to their lender before incurring any costs. The property may therefore be more suited to cash purchasers. A copy of the report is available on request.

- Kitchen/Breakfast Room
- Two Reception Rooms with Feature Fireplaces
- Four Bedrooms
- Family Bathroom
- Generous Plot and Single Garage
- Peaceful and Rural Location
- Countryside Views

Guide Price: £300,000



PYMOOR is situated approximately 6 miles North-West of the Cathedral City of Ely and approximately 21 miles North of Cambridge. Village amenities are situated at nearby Little Downham (2 miles) with a full range of shopping, sporting and domestic facilities located at Ely. Ely has a mainline rail service to London (70 miles) via Cambridge (15 miles).

ENTRANCE HALL Entrance door leading to entrance hallway and stairs leading to the first floor. Useful understairs storage cupboard, wall mounted thermostat and double radiator.

SITTING ROOM 14" x 11'11" (4.26 m x 3.62 m) A dual aspect room featuring an open fire and surround with UPVC glazed window to side and front aspect, solid wood flooring and a double and single radiator.

FAMILY ROOM 14'1" x 11'11" (4.29 m x 3.62 m) Boasting a feature fireplace and surround, UPVc glazed bay window to front aspect, single radiator and wood flooring.

KITCHEN/BREAKFAST ROOM 19'2" x 11'11" (5.83 m x 3.62 m) Featuring a range of base and wall units with worktop space over, tiled splashback, double sink with mixer tap and single drainer. Space for cooker, fridge freezer and plumbing for dishwasher. With UPVC windows to rear aspect, vinyl flooring. Fuse box.

BOOT ROOM/UTILITY ROOM 11'7" x 8'8" (3.54 m x 2.63 m) With window to side aspect, base units with single sink and mixer tap. Space for tumble dryer and plumbing for washing machine. Double radiator.

BEDROOM THREE 11'11" x 11'11" (3.63 m x 3.62 m) With UPVC windows to front and side aspect. Double radiator.

BEDROOM FOUR 11'11" x 11'11" (3.64 m x 3.63 m) With UPVC windows to front and side aspect. Single radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising of a low level WC, wash hand basin and bath. Electric shower, tiled splashback, built-in airing cupboard, towel rail and opaque UPVc window to rear aspect.

FIRST FLOOR LANDING With built-in storage cupboard.

BEDROOM TWO 16'9" x 10'5" (5.11 m x 3.18 m) With UPVc Dorma window to front aspect and window to rear.

BEDROOM ONE 16'9" x 12'5" (5.11 m x 3.78m) UPVc glazed Dorma window to side aspect. Single radiator.

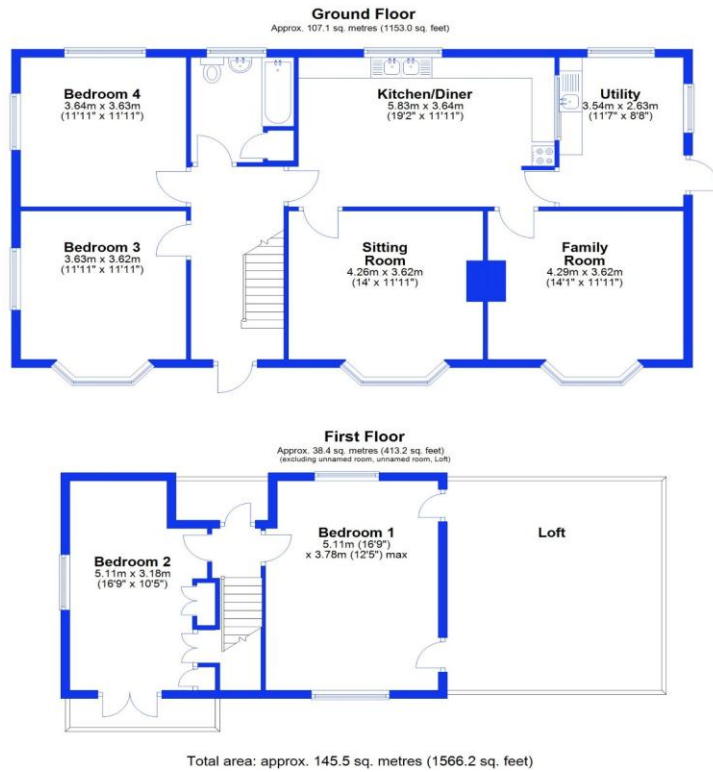
EXTERIOR To the front of the property is a large lawned front garden with driveway to the side, which is shared access with the farm. To the rear, the garden is mainly laid to lawn with a large hard-standing area directly behind the property. Two timber sheds, a brick building and an outside tap. The property is situated in a very peaceful location boasting beautiful views.

AGENTS NOTE – Probate has been applied for. A structural engineer's report has raised some concerns which could affect the availability of mortgage finance. Buyers requiring a mortgage are advised to speak to their lender before incurring any costs. The property may therefore be more suited to cash purchasers. A copy of the report is available on request.





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested.



Tenure - The property is Freehold

Council Tax - Band C **EPC** E (46/69)

Viewing - By Arrangement with Pocock & Shaw
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