

EH

EXQUISITE
HOME



ELEGANT DESIGN IN A PERIOD HOME

In the pretty Cambridgeshire village of Isleham is this charming detached period home, built around four hundred years ago. It has generous off street parking, a pretty and secluded back garden, home gym and summerhouse and a spacious, light filled and versatile interior marrying period charm and twenty first century style. With three reception rooms, a cloakroom, two bathrooms and four bedrooms, this is the perfect home for any family configuration. Isleham is a thriving community with three pubs, a primary school, a shop and a Post Office, a recreation ground with a community centre, cricket and football pitches, a multi-use games area and a skate park. Transport links here are excellent with the A11/A14 close to the village connecting it with Newmarket, Cambridge, Bury St Edmunds and beyond and regular fast trains running to London from Ely and Mildenhall, making this rural paradise perfect for those who need to commute.





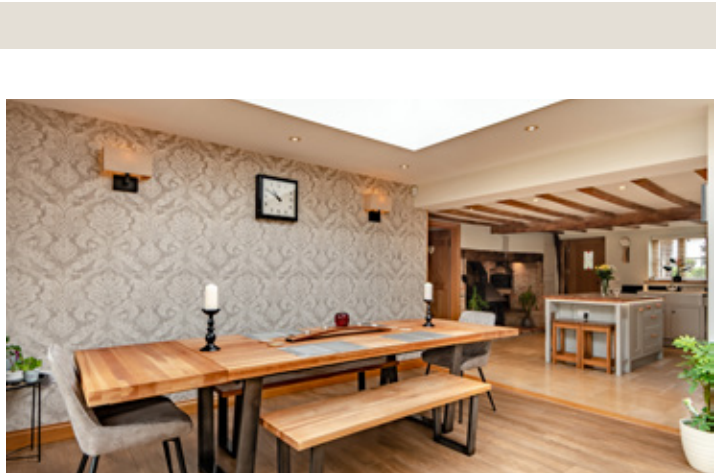
On a quiet road in the middle of the village is this absolutely charming period home. Originally three cottages, it was built in the early part of the seventeenth century and has all the original character features one would expect from a property of this age. However, it is light, airy and contemporary in style, successfully marrying original charm with twenty first century comfort. The present owners bought it seven years ago and have improved and maintained it to a very high standard. To the front and side, it is gravelled, giving generous off street parking. A number of fragrant roses grow at the front and up a trellis on the garage, which is currently being used as a home gym. A pretty brick and timber porch leads to the front door which opens directly into the very attractive kitchen with its underfloor heating, York stone floor, central island with seating and solid oak top, solid oak cabinets sprayed in an on trend grey, granite worktops, integrated Bosch dishwasher, electric Aga and five ring gas hob. Adding very greatly to its period charm is the original brick inglenook fireplace with niches, storage and the original bread oven, plus oak bressumer beam and multi fuel wood burner. Flowing naturally from the kitchen is the incredible dual aspect garden room to the rear with natural sunlight pouring through the large atrium, window and bi fold doors and an attractive wallpapered feature wall. With beautiful views of the garden and benefiting from underfloor heating, this is a living space which works for every season of the year. In warm weather, the bi folds can be folded back to bring the outside in and add a real sense of space and light to the interior. In a further piece of thoughtful design, the Velux windows are electric with temperature and rain sensors. Karndean flooring continues out to the patio, adding very greatly to the sense of space. In winter, warm and cosy indoors, the weather can be observed while the fire crackles.



The lovely sitting room is very inviting, with its brick fireplace, exposed beams and wood burner. In both this space and the kitchen, large folding doors mean that the rooms can flow naturally into the garden room, or be closed off if desired. This makes the ground floor simply perfect for entertaining any size of party. The triple aspect games room can also be used as a dining room and has a feature fireplace. A small hallway with underfloor heating has a useful downstairs cloakroom leading off it. The staircase to the first floor ascends from here. The ground floor accommodation is completed by the smart utility room with plumbing for a washing machine and tumble dryer and a second sink plus storage.

As one would expect in a property of this age, dormer windows, sloping walls and ceilings and exposed beams are a feature on the first floor. However, as downstairs, this does not limit space, light or flow and they merely add to the enchanting feeling of residing in a piece of living history. The large landing is flooded with natural light from a skylight and the principal bedroom benefits from a fitted wardrobe and en suite bathroom with bath, sink with cupboard, and a skylight. The dual aspect second bedroom is a good sized double while the third bedroom is also fairly large. The fourth bedroom is rather smaller and could be used as a nursery, child's bedroom or a second home office if desired. The three piece family bathroom with bath and shower over with countertop cupboards built in, plus skylight, was installed in 2023. The loft is fully boarded out and insulated, suitable for extra storage.



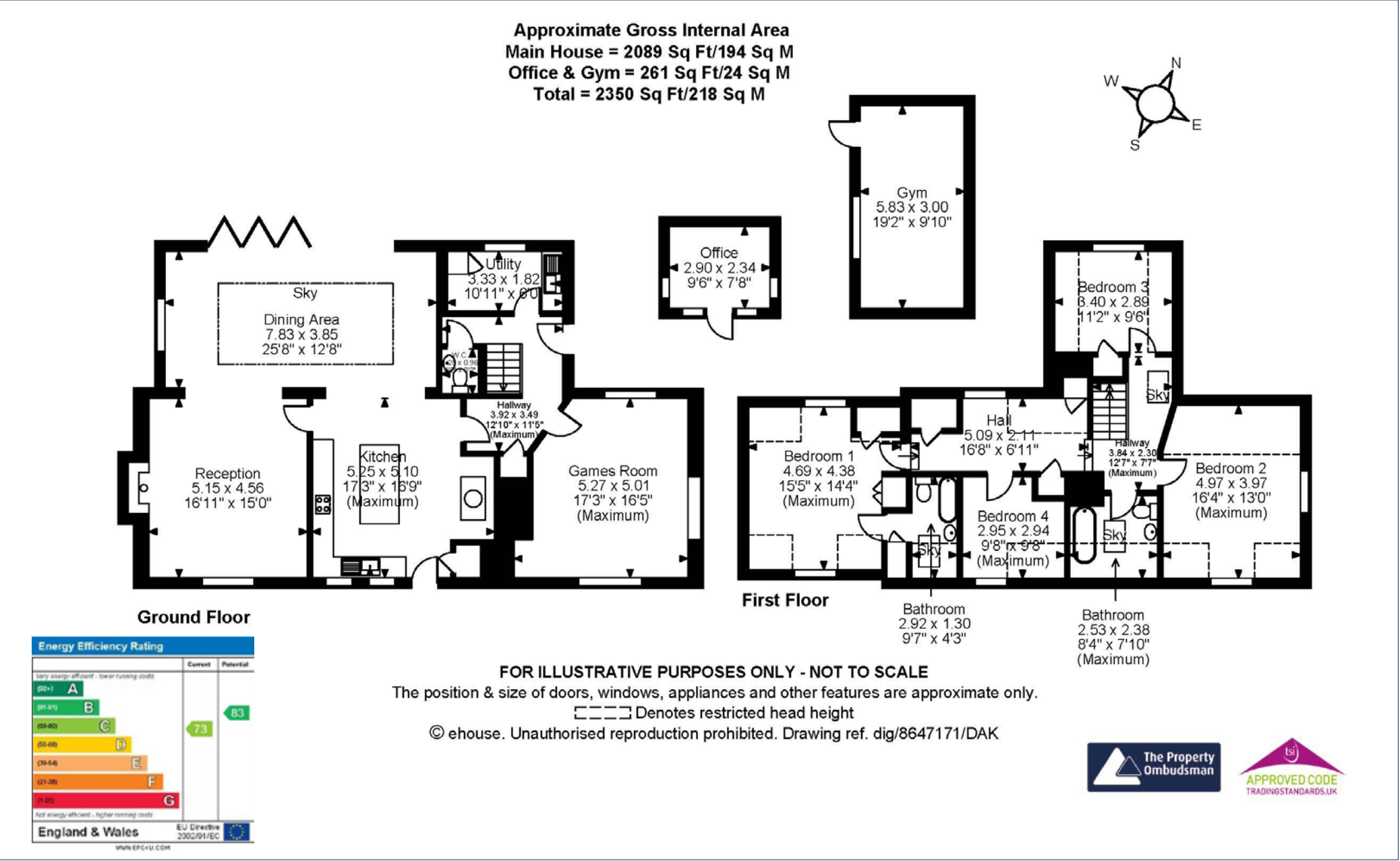




LOCATION

The north facing rear garden is completely private and is an absolute delight. The patio is in Karndean, providing seating while the rest of the garden is laid to lawn. There is a small secret garden area approached via shale and stepping stones where the pond with fish and a working pump can be found. There are a number of mature trees (including a silver birch, cherry pear and eating and cooking apples) plus mature shrubs and perennials, red hot pokers and plenty of fragrant roses. A traditional limestone and flint wall to the left adds to the sense of stepping back in time. A little summer house, currently used as a home office, nestles attractively in the foliage at the back of the garden. Wildlife find this space a mecca, with hedgehogs, sparrowhawks, goldcrests, kites and chiffchaffs visiting regularly. There is more than enough room for children's play equipment and the whole garden is laid out most delightfully for multi-use according to age and disposition.

The village of Isleham is a thriving community in southeast Cambridgeshire between Ely and Mildenhall, with Bury St Edmunds seventeen miles away and Cambridge twenty four. It has three pubs, a primary school, a shop and a Post Office, a recreation ground with a community centre, cricket and football pitches, a multi-use games area and a skate park. Transport links here are excellent with the A11/A14 close to the village connecting it with Newmarket, Cambridge, Bury St Edmunds and beyond. Stations at Ely and Cambridge offer a fast and regular service into London, making this a good location for commuters. There are several primary schools in neighbouring villages and secondary schools in Soham and Mildenhall.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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