



Black Bank Road, Little Downham, CB6 2UA

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## Black Bank Road, Little Downham Ely, Cambridgeshire CB6 2UA

A rare opportunity to acquire a spacious three bedroom detached bungalow with Equestrian facilities, over 7 acres of paddocks, two stable blocks including tack room and store, barn and double garage. Situated in an attractive rural location with far reaching countryside views.

- Spacious Detached Bungalow
- Equestrian Facilities - Stable Blocks, Barn, Paddocks & Field Shelter
- Three Double Bedrooms
- Three Reception Rooms
- Kitchen / Breakfast Room
- Extensive Driveway & Garage
- Front & Rear Gardens
- Plot Extending to over 7 Acres (sts)
- Rural Setting

**Guide Price: £665,000**



**LITTLE DOWNHAM** is a popular village, which lies just over 2 miles north of the Cathedral City of Ely. The village is set on a ridge of high land and from particular parts of it there are superb views over unspoilt countryside with Ely Cathedral in the background. There are local shopping facilities and a primary school in the village.

**ENTRANCE LOBBY** with door to front, ceramic tile flooring, door to:-

**INNER ENTRANCE HALL** with Karndean flooring, two radiators.

#### **OPEN PLAN LOUNGE / DINING ROOM**

**LOUNGE** 18' 0" x 14' 2" (5.50m x 4.32m) with double glazed window to front, wood flooring, radiator, attractive brick hearth and surround with inset solid fuel burner, opening to:-

**DINING ROOM** 14' 2" x 12' 9" (4.32m x 3.90m) with double glazed window to front, wood flooring, radiator.

**GARDEN ROOM** 28' 3" x 12' 3" (8.63m x 3.75m) Of hardwood construction with two pairs of French doors opening to rear garden, inset spotlights, ceramic tile flooring, radiator.

**KITCHEN** 20' 0" x 11' 5" (6.10m x 3.50m) Dual aspect with double glazed windows to front and side. Stable style door to rear. Fitted with an attractive range of wall and base units with wood worksurfaces over and metro style tiled splashbacks. Inset butler style sink unit with mixer tap, oil fired Aga, built-in appliances include fridge freezer and dishwasher, ceramic tiled flooring.

**BREAKFAST ROOM** 10' 10" x 9' 11" (3.32m x 3.03m) with double glazed window to front, radiator, ceramic tiled flooring, built-in open fronted storage cupboard, wall mounted fuse box. Door to:-

**UTILITY ROOM** 13' 8" x 5' 1" (4.19m x 1.55m) with door and double glazed window to front. Wall and base units with worksurfaces over, inset stainless steel sink unit, plumbing for washing machine, floor mounted oil fired boiler serving the central heating and hot water systems. Stable style door to front garden.

**CLOAKROOM** Fitted with a low level WC and wash hand basin, ceramic tiled flooring, double glazed window to front.

**BEDROOM ONE** 17' 10" x 14' 6" (5.45m x 4.43m) with double glazed window to rear, two radiators, wood flooring, door to:-

**EN-SUITE** Fitted with a fully tiled three piece suite comprising low level WC, wash hand basin and double shower cubicle. Double glazed window to rear, heated towel rail, laminate flooring.

**BEDROOM TWO** 12' 10" x 11' 4" (3.93m x 3.47m) with double glazed window to rear. Radiator.

**BEDROOM THREE** 10' 10" x 10' 0" (3.32m x 3.05m) with double glazed window to rear. Radiator.

**FAMILY BATHROOM** Fitted with a three piece suite comprising low level WC, wash hand basin and corner bath with separate shower over. Tiled splashbacks, two double glazed windows to side, airing cupboard housing water cylinder, vinyl flooring, radiator.

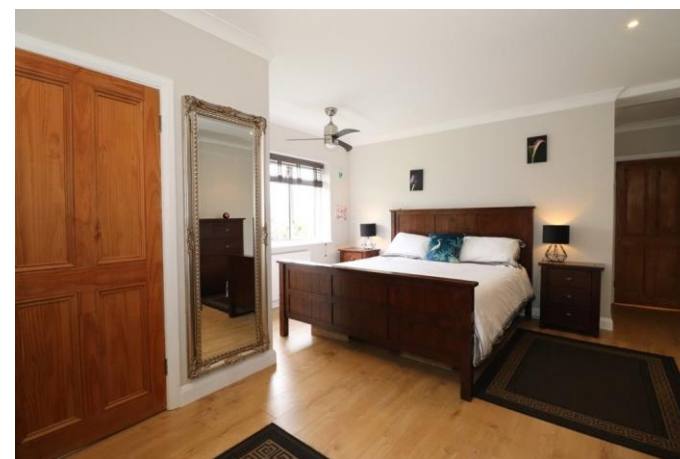
**EXTERIOR** The front of the property is accessed via gates leading to an extensive driveway and double garage which measures 22'5" x 22'4" (6.84m x 6.82m) with two metal up and over doors, power and light connected, personal door to rear garden and 2 windows. To the front of the bungalow there is a lawned garden, fully enclosed by mature hedging and trees and also having a feature fish pond. The garden continues around to the side and rear of the bungalow where there are further established mature beds.

#### **EQUESTRIAN / PADDOCKS**

Two sets of gates lead from the driveway into the yard which is situated at the rear of the property. Initially there are smaller paddocks ideally suited for goats and sheep and to the rear and the side of the yard there are a series of larger paddocks ideal for horses which are enclosed by post and rail fencing and gates allowing vehicular access.

The yard has a water supply and contains: **STABLE BLOCK** constructed from concrete blocks and having a concrete base and external lighting. Within the stable block there are two boxes both measuring 12' 0" x 12' 0" (3.66m x 3.66m) light and water connected. Within this block there is also an adjoining **FEED STORE**. **SECOND STABLE BLOCK** of timber construction with a concrete base and external lighting. This block comprises three boxes measuring 12' 0" x 12' 0" (3.66m x 3.66m) with light and water connected. There is also a **TACK ROOM** together with a fourth **STABLE/FOALING BOX**. Beyond the stables there are two **OPEN FRONTED SHELTERS** enclosed by post and rail fencing and gates. There is a spacious **BARN** which measures 43'11" x 31'3" (13.44m x 9.55). The barn is of concrete block and timber construction and has power and light connected and double doors. Adjoining the barn there is a **LEAN-TO SHELTER** with gated access to both the yard and paddocks to the rear, one with a **FIELD SHELTER**.

The total plot amounts to over 7 acres (sts). The property is situated in a rural location between Little Downham and Littleport and overlooks open countryside.



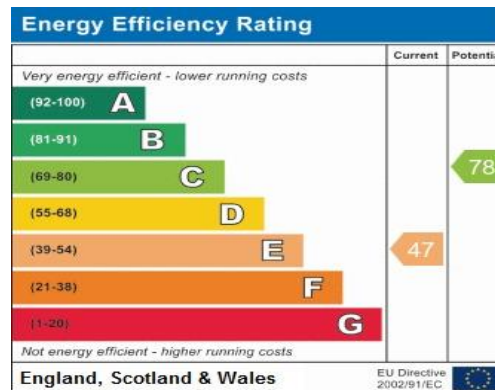


**Tenure** The property is freehold

**Council Tax** Band D

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** MJW / 6318



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





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