



Ely Road, Queen Adelaide, CB7 4TZ

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Willow Farm Barn, Ely Road, Queen Adelaide, Ely, Cambridgeshire CB7 4TZ

A beautifully appointed highly individual mid 19th Century single storey barn conversion which blends both traditional and contemporary elements to great effect. One of just three properties converted in 2006/7 which lies on the edge of Ely, the property lies in a convenient, sought after position within walking distance from the City centre. No Upward Chain.

- Stunning Open Plan Kitchen / Dining Room
- Triple Aspect Sitting Room with Wrap Around Glass Feature and Full Height Windows
- Three Bedrooms
- Refitted En-Suite to Principle Bedroom with Porcelanosa Tiles
- Bathroom
- Exposed Beams and Vaulted Ceilings
- Underfloor Heating Throughout
- Cart Lodge & Enclosed Garden

Guide Price: £450,000



QUEEN ADELAIDE is a small hamlet, which is situated about half a mile from the Cathedral City of Ely.

IMPRESSIVE OPEN PLAN KITCHEN / DINING ROOM

22' 11" x 14' 6" (7.01m x 4.44m)
Solid wood entrance door. Impressive dual aspect room with vaulted ceiling, exposed beams and engineered oak flooring throughout.

The **KITCHEN** is comprehensively fitted with a matching range of contemporary high gloss white soft closing wall and base units with drawers, solid stone work surfaces over, matching upstands and inset sink unit with mixer tap. Integrated appliances include a dishwasher, fridge and freezer, AEG electric oven with four ring gas hob over, extractor hood and glass splashback panel.

The **KITCHEN/ DINING area** has a large picture window with tilt and slide door. There are also two windows from the kitchen and dining areas to the front.

INNER HALL Large utility cupboard with plumbing for washing machine, boiler, solar panels electric box, meter box and tap. Door to:-

TRIPLE ASPECT LIVING ROOM

14' 0" x 10' 2" (4.29m x 3.12m) A contemporary addition with a wrap around glass feature and picture windows to three aspects, including a double glazed full height tilt and slide door. Engineered oak flooring.

PRINCIPAL BEDROOM

13' 1" x 8' 9" extending to 14' 4" in wardrobe/dressing area (4.00m x 2.67m minimum extending to 4.39m) with tilt and open door to the second composite decked area. Delightful room with vaulted ceiling and exposed beams, three wall light points, dressing area with window to front, one double and one single wardrobe and high level storage cupboards over. Door to:-

EN-SUITE SHOWER ROOM

Refitted by the present owner with a suite comprising walk in shower cubicle with 6" circular over head drencher and separate hand shower attachment, wooden vanity unit with cupboard, Coralux work surface and inset wash hand basin with mixer tap and adjacent WC. Porcelanosa tiled floor and

surrounds, vaulted ceiling with exposed beams, brushed aluminium wall mounted towel rail / radiator, shaver point.

BEDROOM TWO 11' 3" x 8' 0" (3.45m x 2.44m) with vaulted ceiling and exposed beams. Double glazed window to front, velux roof window, fitted furniture to one wall comprising two double wardrobes and high level storage cupboards.

BEDROOM THREE 9' 9" x 8' 3" (2.98m x 2.53m)
Currently used as a Study by the present owner, this dual aspect room has one full height window to the side and tilt and open door leading to the rear garden.

BATHROOM with double glazed window. Three piece suite in white comprising tiled panel enclosed bath with mixer tap and shower attachment, vanity unit with cupboards, wash hand basin with mixer tap and inset WC with marble top. Shaver point, electric towel rail/radiator.

EXTERIOR

The property is one of just three on the development which were redeveloped in 2006/7 from a building dating back, we believe, to the mid 19th Century.

To the right there is a single cart lodge with electricity supply (ideal for electric cars).

To the rear of the property is an enclosed garden which was designed with low maintenance in mind which consists of two composite decked patios beyond which it is predominantly lawned with artificial turf, gravel and raised beds. Solar panels are fitted to the roof.

TENURE The property is freehold

COUNCIL TAX Band C

EPC Rating D (55/60)

VIEWINGS By Arrangement with Pocock & Shaw
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REF MJW/6446





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.