



EH
EXQUISITE
HOME

A SUNNY DISPOSITION

A one-of-a-kind opportunity awaits in the friendly village of Littleport, near Ely, with this mid-century three bedroom, two bathroom split-level home with absolutely exceptional and unrivalled views of the river Great Ouse and the wide-open Cambridgeshire countryside. With a private mooring on the river and over 120ft of river frontage, together with a south and east-facing garden that is bathed in warm sunlight throughout the day, this house was made for those who want to get just that little bit more out of life with a truly special place to call home.





A One-Of-A-Kind Riverside Home...

Originally built in the mid-1970s, the house has retained a mid-century look and offers exceptionally spacious and versatile living space over a split-level design. Entrance is into the first floor, where the main living areas and three bedrooms are to be found. Immediately to the rear of the entrance hall is a door that opens into an open-plan kitchen and living space. Once utilised as a kitchen diner where the current owners regularly hosted friends and families for dinner parties, this space became a kitchen and sitting room as the needs of the owners changed, demonstrating how the property can be utilized in a variety of ways. The views from the kitchen and sitting room are first-rate, with an unencumbered view of the river and countryside for as far as the eye can see. The open-plan kitchen may benefit from updating, but currently includes a range of integrated appliances, including a fridge/freezer, electric hob, double oven, and dishwasher. This opens into one of three conservatories offering idyllic views of the river. Back into the main hall, and a half-flight of stairs leads up to the exceptionally spacious sitting room. With triple aspect windows facing east, west and south, this room is flooded with warm, natural light throughout the day; and even on those colder winter nights, the space is cosy and inviting with a multi-fuel wood burner nestled in the fireplace. This room opens to one of the larger conservatories, again with those idyllic views of the river and open countryside. Located on this raised first floor is a family bathroom, utilised by bedrooms two and three which are located down the half-flight of stairs along the main corridor. Both bedrooms are bright doubles and both offer a range of built-in storage. Finally, the corridor sneaks round to the right and opens into the principal bedroom, with more built-in storage, a perfect view of the river, and a private en-suite bathroom with bath and separate shower. Back near the main entry, another half-flight of stairs leads down to the split-level ground floor, where you'll find a useful utility room, a WC, the garage and, to the rear of this, a large study which opens out into another large conservatory, once again enjoying wonderful views of the riverside.

The position of the house and the spacious garden was truly a game-changer for the current owner, who had been seeking a larger plot when they came across this hidden gem of a property. The property is situated close to the end of a no-through street, ensuring quiet and privacy are always maintained. To the front of the property is a large drive which leads to the integrated garage, and the owner has particularly enjoyed the majestic willow which greets you as you pull into the drive. To the side of the drive is a fenced area where the current owners have established a kitchen garden in raised beds. However, it's the rear garden that is the real "star of the show" here, with around 120ft of river frontage along the river Great Ouse and a private mooring. Directly to the rear of the house is a large paved terrace which is big enough for a dining and seating area, ideal for enjoying summer BBQs with friends while you watch the boats that sail past. There is also a large area laid to lawn, and, along the slope that leads down to the river frontage, the current owners have planted a wildflower garden, so that 'in the spring and summer you look out and there is just so much beautiful colour to enjoy.'



Stunning Views



“The exceptionally spacious sitting room, with triple aspect windows facing east, west and south, is flooded with warm, natural light throughout the day...”



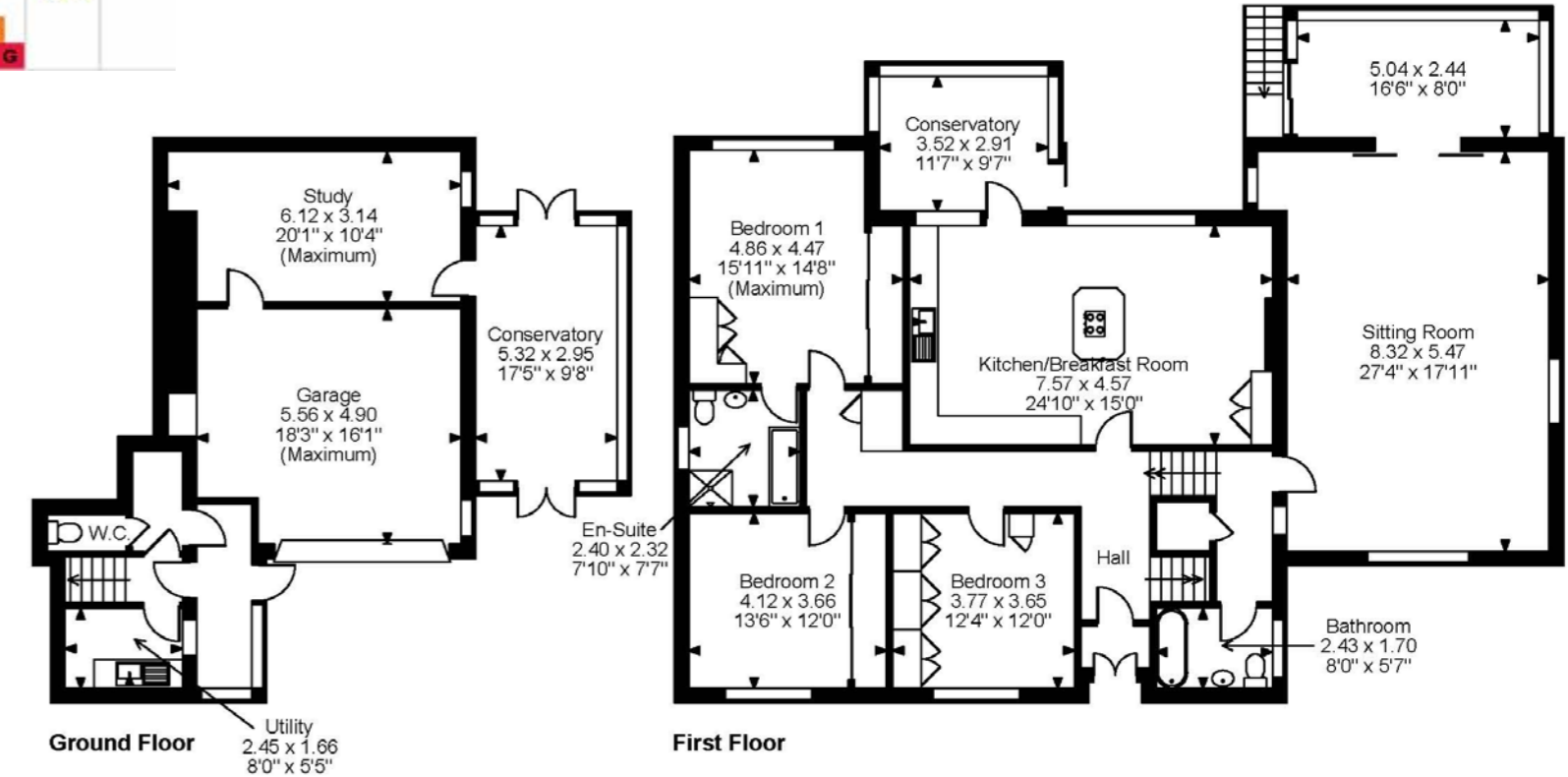
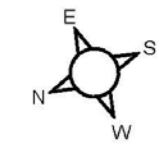
LOCATION

The property sits to the eastern edge of the village of Littleport, which is roughly five miles north of Ely. With the house located at the edge of the village, 'you get a real sense of privacy,' said the current owner, who added that 'you're still close to everything in the village, though, with a gastro pub only two or three minutes' walk from the house; the village centre is only about a fifteen or twenty minute walk from the house, and that's where you'll find a small grocery store, surgery, pharmacy: really all you need from day to day.' Also located near to the property is Littleport's train station, which can be accessed via a picturesque riverside path that leads from the top of the street all the way to the station, and is roughly a mile walk from the house. The station sits on the King's Lynn to King's Cross line, stopping in both Ely and Cambridge along the way, offering a commute into Cambridge of about thirty minutes and a commute to the capital of around an hour and a half. The riverside path also extends south of the village all the way to Ely and beyond, making this an incredible spot for ambling enthusiasts who enjoy the open countryside. Finally, there is a good range of schooling in the area, with the local primary school receiving a "Good" rating from Ofsted. The coveted King's Ely independent school is only a fifteen minute drive from the property, and there is a range of other highly sought-after colleges and independent schools in and around nearby Cambridge.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		74 C
39-54	E	56 D	
21-38	F		
1-20	G		

Approximate Gross Internal Area
Main House = 2642 Sq Ft/245 Sq M
Garage = 283 Sq Ft/26 Sq M Total = 2925 Sq Ft/271 Sq M



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