



**1 The Old Grainbarn
Haddenham**

**DAVID
BURR**



1 The Old Grainbarn, Hinton Hall Lane, Haddenham, Ely, CB6 3SZ

Haddenham is a thriving village ideally situated approximately 6 miles from Ely, 14 miles from the City of Cambridge and 16 miles from the historic racing town of Newmarket. This popular village offers an extensive array of amenities including pubs, shops, medical centre, church and recreational facilities. Further amenities can be found in nearby Ely along with a well-connected railway station offering regular services to Cambridge and London.

EQUESTRIAN POTENTIAL. This modern, three-bedroom link detached single story property is situated in a quiet, rural location surrounded by open countryside. The property measures close to 1,500 sq. ft and offers light and airy living accommodation finished to a high specification with ample parking and a cart lodge garage and additional land available by separate negotiation.

A modern, three-bedroom link detached property situated in a quiet, rural location with the potential for additional land.

Ground Floor

ENTRANCE Windows and a door to front aspect, loft access and a fitted cupboard.

KITCHEN / DINING ROOM A stylishly fitted kitchen with fitted units and drawers with granite worktops over and an inset double butler sink. Appliances include a fridge-freezer, dishwasher, washing machine and a cooker. Tiled floor, ample dining space, windows to both side aspects and a door leading to the rear garden.

SITTING ROOM Windows to front and both side aspects with bi-folding doors leading to the front garden terrace.

MASTER BEDROOM Windows to front and rear aspects, fitted wardrobes and an **ENSUITE** with a double sized shower cubicle, heated towel rail, wash hand basin, WC and a window to front aspect.

BEDROOM 2 Another double with fitted wardrobes and windows to rear and side aspects.

BEDROOM 3 With two windows to rear aspect.

BATHROOM Fitted with a bath and a shower over, wash hand basin, heated towel rail, WC and a window to rear aspect.

Outside

Situated at the end of a farm track, the property is approached via a large gravel driveway offering ample parking and access to the **DOUBLE CART LODGE**. Additionally, there is a lockable store room which also houses the hot water tank for the property.

There are front, side and rear gardens with paved dining areas, enjoying the backdrop over adjacent farmland which is available to purchase by separate negotiation.

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Material Information

SERVICES Mains water and electricity. Private drainage, underfloor heating and heated via an air source heat pump (ASHP). In brief, an ASHP is situated outside so that it can absorb the heat from the air and upcycle that and boost to then a higher temperature. The pump needs electricity to run, however it will then produce more heat than electrical energy used. **NOTE:** None of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX: Band E

EPC: Band B.

WHAT3WORDS wobbling.careless.runners

TENURE: Freehold

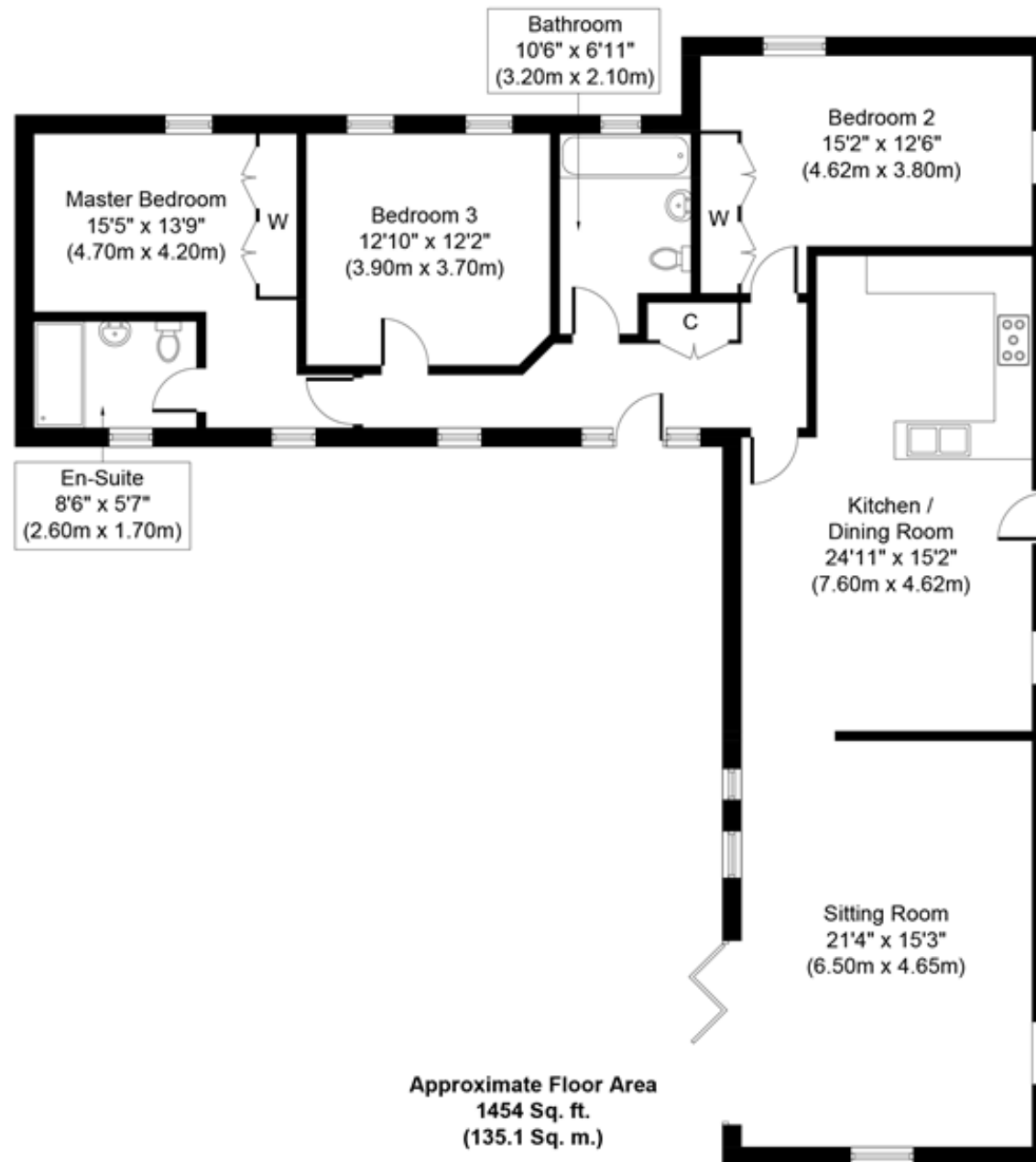
CONSTRUCTION TYPE Traditional brick construction.

COMMUNICATION SERVICES (Broadband: Yes. Speed: Up to 49 mbps download, up to 8 mbps upload. **Phone Signal:** Likely with Three, EE, O2 and Vodafone.

VIEWING by prior appointment only through David Burr estate agents.

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