



The Willows Hundred Foot Bank, Littleport  
Ely



# The Willows Hundred Foot Bank

Littleport, Ely

This substantial detached home offers approximately 2,500 square feet of modern accommodation, set within a rural location with far reaching views and adjacent to the picturesque Hundred Foot River which attracts an abundance of wildlife. The property features four spacious double bedrooms, including a master suite with a dedicated dressing room and a modern ensuite. The heart of the home is a refitted kitchen that opens seamlessly into a generous dining area, perfect for family meals or entertaining guests. The ground floor also offers a welcoming lounge with a wood burner and a versatile family room, providing ample space for relaxation.

Set within a plot of approximately two acres (subject to survey), the property enjoys extensive and well maintained outside space. Lawned gardens surround the house, featuring an attractive fish pond and a raised terrace that is ideal for outdoor dining or simply enjoying the views. Equestrian or smallholding enthusiasts will appreciate the concrete yard with a stable block (containing three stables), a timber-built barn with two electric roller shutter doors, and a securely fenced paddock. Additional accommodation is provided by a well-maintained static caravan, which includes a modern kitchen, comfortable lounge, bathroom with shower, two bedrooms (one with ensuite WC), and full double glazing with heating throughout. Access to the property is via an electric wrought iron gate, leading to a gravelled driveway that offers extensive parking and turning space.

With no upward chain, this property presents an excellent opportunity for those seeking a tranquil lifestyle in a spacious and well-appointed residence.





# The Willows Hundred Foot Bank

Littleport, Ely

- Substantial Detached Home
- 2,500 Sq Ft of Accommodation
- Plot of Approx 2 Acres (sts)
- 4 Double Bedrooms (Master with Dressing Room & Modern Ensuite)
- Refitted Kitchen Opening into Spacious Dining Room
- Lounge & Family Room
- Extensive Driveway & Attractive Gardens
- Paddock, Barn, Stable Block, Static Caravan
- Rural Location Adjacent Hundred Foot River
- No Upward Chain
- Freehold/Council Tax D/EPC C





### Entrance Hall

With door to front aspect and double glazed window, double cloaks cupboard, radiator.

### Inner Hall

With radiator.

### Dining Room

With telephone point, television point, double glazed windows, radiator. Opening to:

### Kitchen

Refitted with a range of modern high gloss wall and base level storage units and drawers with matching work surfaces, Neff electric oven, microwave combination oven, warming drawer and induction hob, extractor hood, integrated dishwasher, 2 double glazed windows and doors to outside, radiator.

### Utility

Refitted with a range of high gloss storage units, sink unit and drainer, plumbing for washing machine, space for tumble drier, double glazed window.

### Lobby

With door to outside, double cloaks cupboard.

### Cloakroom

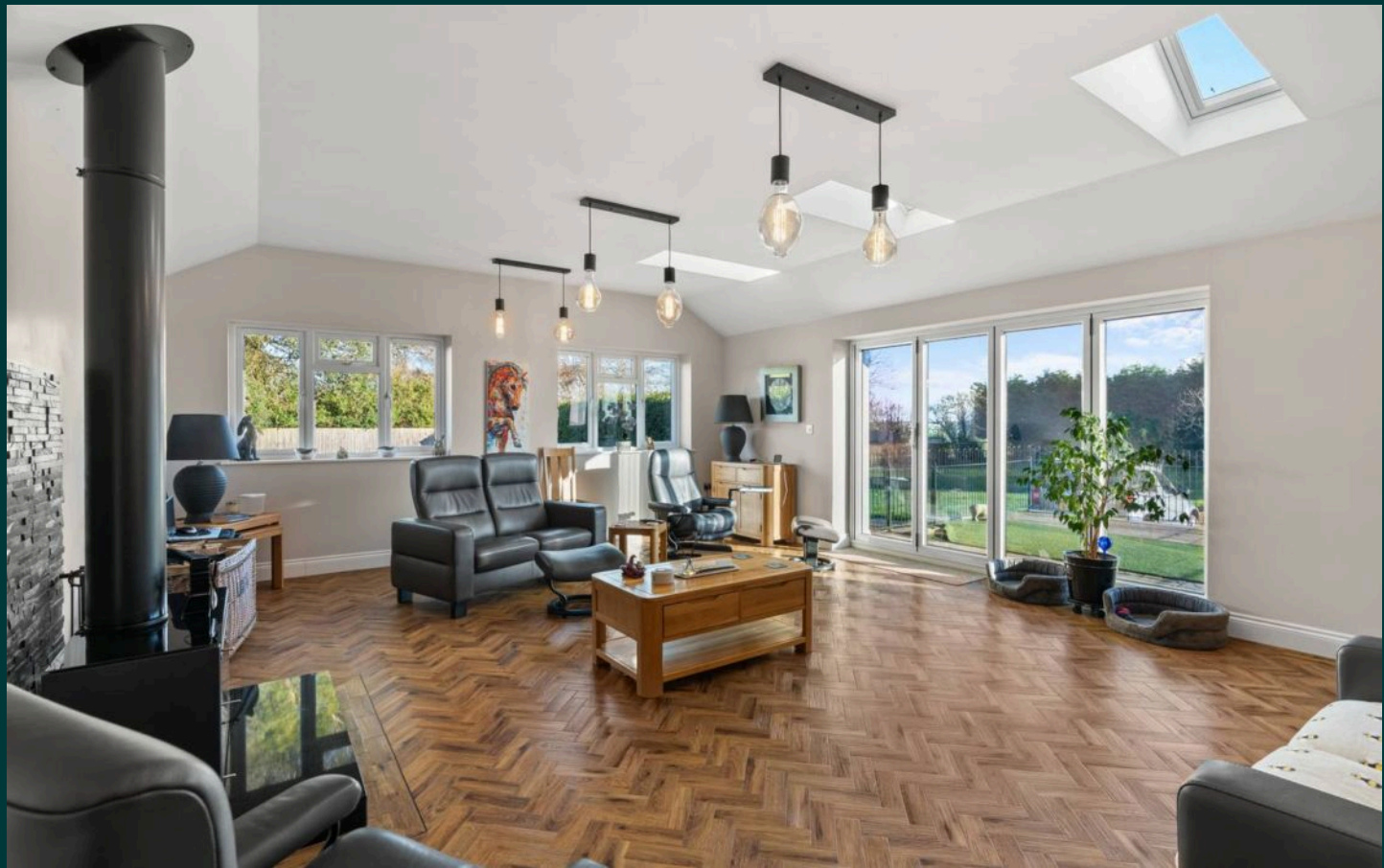
With vanity unit with wash basin, low level WC, towel radiator.

### Family Room

With 2 double glazed windows, Karndean flooring, stairs to first floor with oak posts and hand rail and under stairs storage cupboard, radiator.

### Lounge

With Karndean flooring with under floor heating, vaulted ceiling with 3 Velux windows, 2 double glazed windows and bi-fold doors, wood burner with stone hearth.





### **Landing**

With access to loft, radiator.

### **Bedroom 1**

With 3 double glazed windows, 2 pairs of built-in double wardrobes, access to loft, 3 radiators.

### **Dressing Room**

With a range of wardrobes with sliding doors, double glazed window, radiator.

### **En-suite**

With large walk-in shower, built-in WC and wash basin with storage units beneath, panelled bath, double glazed window, towel radiator.

### **Bedroom 2**

With 2 double glazed windows, built-in wardrobe, radiator.

### **Bedroom 3**

With built-in wardrobe, double glazed window, radiator.

### **Bedroom 4**

With double glazed window, radiator.

### **Shower Room**

With modern suite comprising low level WC, vanity unit with wash basin and storage beneath, walk-in shower cubicle, double glazed window, towel radiator.

### **Agents Note**

A Structural Engineer's report from June 2025 found that the central (original) part of the property is subject to historic and ongoing movement due to the type of foundations used during the original construction. The Engineer recommended this is rectified by installing a new piled foundation. If you require a mortgage we would advise this is discussed with your mortgage broker at the outset before proceeding with a purchase.





## Outside

The property sits in a plot of approximately 2 acres (sts) and is accessed via an electric wrought iron gate.

There are well maintained lawned gardens with a most attractive fish pond and a raised terrace adjoining the house. There is a concrete yard with a stable block containing 3 stables, a timber built barn with 2 electric roller shutter doors and a fenced paddock.

There is the additional benefit of a well maintained static caravan with:

Modern kitchen with storage units, fridge/freezer, cooker and radiator. Lounge with electric fire, double glazed windows, French doors and radiator. Bath with shower above, pedestal hand wash basin, low level WC, double glazed window, heated towel rail. Double bedroom with 2 double glazed windows, built-in wardrobes, radiator. Ensuite WC with low level WC and pedestal hand wash basin, double glazed window, heated towel rail. Bedroom 2 with fitted wardrobe and shelving, double glazed window, radiator.



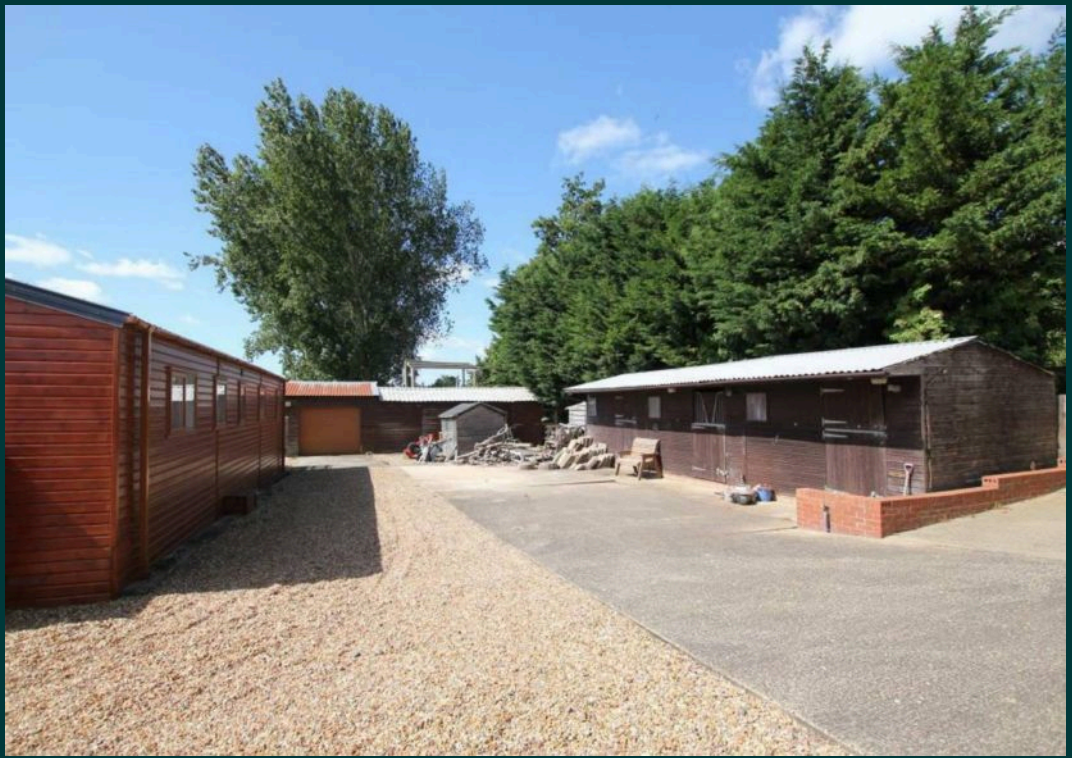












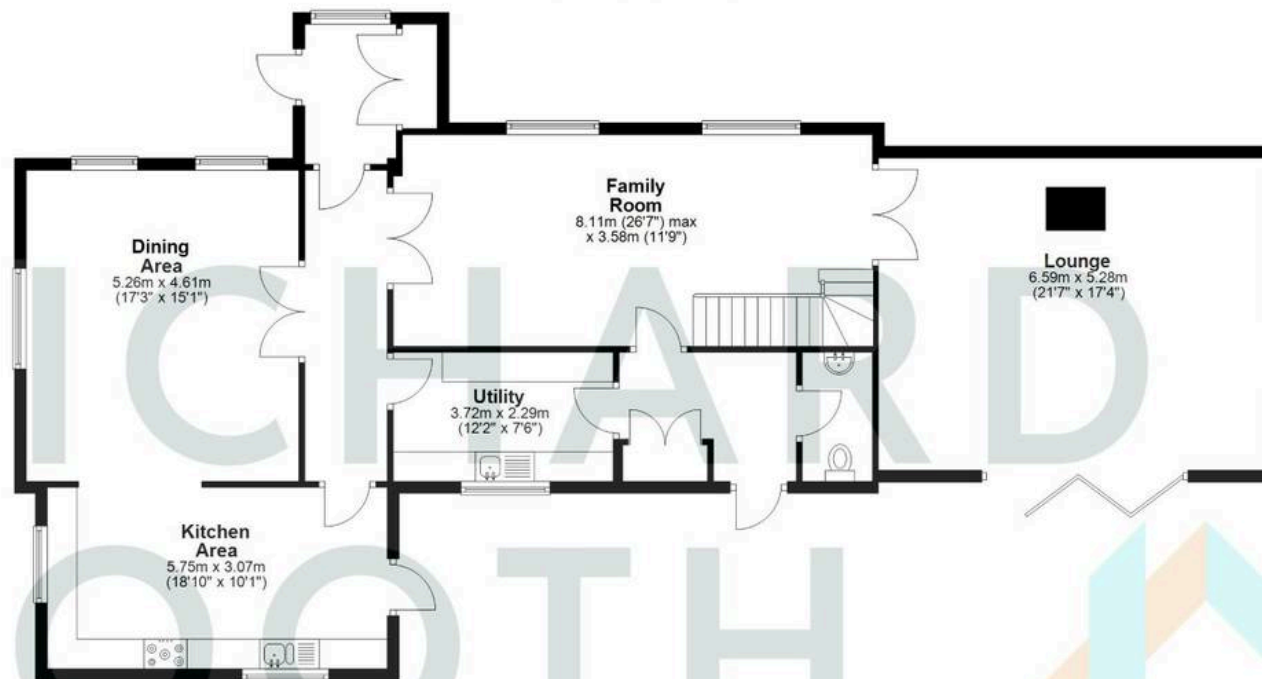






### Ground Floor

Approx. 139.1 sq. metres (1497.7 sq. feet)



### First Floor

Approx. 99.4 sq. metres (1069.7 sq. feet)



Total area: approx. 238.5 sq. metres (2567.4 sq. feet)





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