



MAXEY GROUNDS

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01945 428820

Residential Sales

£860,000



Ref: M5060

110 Eldernell Lane, Whittlesey, Peterborough, Cambridgeshire, PE7 2DD

A WONDERFUL EQUESTRIAN PROPERTY located just outside the market town of Whittlesey. Offering just under 20 acres (8.09 hectares) of Paddocks and Grazing with a Bespoke Stable Block consisting of 3 stables and a Tack Room. An ideal location to home your Equine friends. Accessed via a Private Lane and long sweeping drive, the property also benefits from a substantial Family Home offering an array of reception rooms, including a Garden Room, Sitting Room and Lounge. A Kitchen/Breakfast room, Dining room and Office. The first floor accommodation comprises 4 Bedrooms, one with adjoining Dressing Room and one with En-Suite Shower, Box room and family Shower Room. With landscaped gardens, outbuildings and flanking the drive an area of parkland with established trees and pond. This property must be viewed to truly appreciate the peace and tranquility and the fabulous facilities on offer.

Offices at March and Wisbech



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DESCRIPTION A WONDERFUL EQUESTRIAN PROPERTY located just outside the market town of Whittlesey. Offering just under 20 acres (8.09 hectares) of Paddocks and Grazing with a Bespoke Stable Block consisting of 3 stables and a Tack Room. An ideal location to home your Equine friends. Accessed via a Private Lane and long sweeping drive, the property also benefits from a substantial Family Home offering an array of reception rooms, including a Garden Room, Sitting Room and Lounge. A Kitchen/Breakfast room, Dining room and Office. The first-floor accommodation comprises 4 Bedrooms, one with adjoining Dressing Room and one with En-Suite Shower, Box room and family Shower Room. With landscaped gardens, outbuildings and flanking the drive an area of parkland with established trees and pond. This property must be viewed to truly appreciate the peace and tranquility and the fabulous facilities on offer. Trains run from Peterborough to London Kings Cross from 53 minutes.

ENTRANCE HALL Solid wood panelled front entrance door leading into the main Entrance Hall. Parquet flooring. Feature curved stairs leading off. Doors to various rooms. Door to under stairs storage cupboard with light. Radiator. Feature leaded window to front. Double glazed window to rear.

KITCHEN/BREAKFAST ROOM 19' 10" x 13' 2" (6.06m x 4.02m) Bespoke fitted Kitchen including one and a half bowl stainless steel single drainer sink unit with mixer tap over. Range of base units and drawers below. Preparation surface. Tiled splash backs. Matching wall units. Feature electric Aga with range master extractor canopy over. Integrated microwave, dishwasher and fridge. Feature dresser style unit to one wall with glazed display unit, shelving and wine rack. Radiator. Serving hatch to Dining Room. Double glazed window to the side. Tiled floor. Door to pantry with cupboards, shelving, double glazed window to side and light. Door to rear inner hallway with double doors through to the conservatory. Further wooden glazed door through to the study.

STUDY 12' 11" x 9' 6" (3.94m x 2.91m) Feature corner fireplace with exposed brick and hearth. Double glazed window to side. Worcester boiler serving central heating and hot water. Telephone point. Door to Utility Room.

UTILITY ROOM 12' 10" x 5' 0" (3.93m x 1.54m) Single drainer sink unit with mixer tap over. Base units below. Preparation surface. Space and facilities for washing machine, tumble dryer, under counter fridge and tall standing fridge freezer. Double glazed window to conservatory.

CONSERVATORY 17' 7" x 8' 3" (5.38m x 2.53m) Of brick and double glazed construction with a sloping polycarbonate roof. Double glazed door to rear. Wall mounted electric heaters. Power and light.

CLOAKROOM 5' 8" x 3' 4" (1.73m x 1.04m) Low-level flush WC. Corner wash hand basin. Tiled splashbacks. Radiator. Double glazed obscured window to Conservatory.

MORNING ROOM 18' 4" x 11' 9" (5.61m x 3.59m) Feature exposed brick fireplace with hearth and mantle over. Double glazed windows to front and rear. Two radiators. Three wall light points. Double wooden and glazed doors through to Lounge.

SITTING ROOM 18' 5" x 15' 11" (5.62m x 4.87m) Feature log burner set on a tiled hearth with decorative surround and timber mantle over. Double glazed windows to front and rear. Two radiators. Four wall light points. Wooden glazed door to the Garden Room.

GARDEN ROOM 18' 4" x 10' 9" (5.60m x 3.29m) Double glazed windows to side and rear. Double glazed door to rear. Two radiators. Loft access.

DINING ROOM 14' 5" x 13' 4" (4.40m x 4.08m) Feature log burner set on a brick and tile hearth with surround and mantle over. Double glazed window to front. Double glazed window to side. Serving hatch through from the kitchen. Feature timber panelling to half height. Solid wood floor. Three wall light points.

STAIRS AND LANDING Feature curved staircase onto landing. Doors to all rooms. Double glazed windows to rear. Two radiators. Loft access. Double doors to linen cupboard.



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BEDROOM ONE 14' 5" x 13' 6" (4.41m x 4.013m) Double glazed windows to front and side. Radiator. Opening through to Dressing Room.

DRESSING ROOM 6' 0" x 4' 9" (1.85m x 1.46m) Max. Built-in wardrobes to one wall. Double glazed window to front.

BEDROOM TWO 15' 10" x 14' 2" (4.85m x 4.33m) Max. Double glazed window to front. Radiator. Double Louvre doors to En-Suite.

EN-SUITE 7' 0" x 4' 4" (2.15m x 1.33m) Corner shower cubicle with electric shower. Wash hand basin set in vanity unit with drawers. Fully tiled shaver point. Vanity mirror with vanity light over. Electric wall mounted heater. Extractor fan. Radiator.

BEDROOM THREE 14' 2" x 11' 9" (4.32m x 3.60m) Double glazed window to front. Radiator. Built-in wardrobe and cupboard.

BEDROOM FOUR 12' 1" x 7' 2" (3.69m x 2.20m) Double glazed window to rear. Built-in wardrobe. Radiator. Sliding door through to Wash Room.

WASHROOM 7' 1" x 4' 5" (2.17m x 1.35m) Sink set in vanity unit with drawers. Mirror and vanity light. Hanging rail and shelving for storage.

BEDROOM FIVE/BOX ROOM 6' 2" x 5' 11" (1.89m x 1.82m) Double glazed window to side. Radiator.

SHOWER ROOM 9' 11" x 7' 6" (3.04m x 2.30m) Large shower cubicle with electric shower. Wash hand basin set in vanity units with cupboards. Fully tiled from floor to ceiling. Matching wall vanity unit with mirror and inset spotlights. Airing cupboard housing water tank and shelving for storage. Double glazed obscure window to side. Fully tiled floor to ceiling. Heated towel rail. Extractor fan. Ceramic tiled floor.

CLOAKROOM 5' 6" x 2' 11" (1.68m x 0.90m) Double glazed obscured window to rear. Low-level flush WC. Ceramic tiled floor. Radiator. Door to eaves storage.

OUTSIDE The entrance driveway is lined to both sides with established deciduous and conifer trees, it leads to the front of the property and continues around the feature lawn with conifer to centre. The driveway leads to the side of the property providing access to the rear and the Garage. The garden areas are established and landscaped with various seating areas, wide variety of plants and shrubs and mature trees. There is a parkland area with mature broadleaf trees, conifers and pond. Approximately four acres are set to paddocks with post and rail fencing. New wooden double horse field shelter. The remaining land, approximately 15 acres is laid to grass for hay.

STABLE BLOCK Hunter range Stable block built in 2016. Set on hard standing equine concrete mix with Onduvilla tile roof. Built by F.J.Lucas & Son Ltd.

Stable one is 12' x 12'

Stable two is 12' x 12'

Stable three is 6' x 12'

Tackroom is 12' x 24'.

SERVICES Mains water and electricity. Oil fired central heating. Non mains drainage.

POSSESSION Vacant possession upon completion.

VIEWINGS Strictly by appointment with the agent.

DIRECTIONS From our March Office turn right out of the Market Square and left out of Broad Street into Dartford Road. Follow the road to the roundabout and take the 3rd exit onto the A141 towards Wisbech. Turn left off the A141 at the traffic lights onto the A605 towards Whittlesey. Continue until nearing Coates where you will come to a sweeping bend where Eldernell Lane can be found on the right. Continue along Eldernell Lane for approximately 1 mile and then turn right into the private road immediately after the thatched cottage. The driveway entrance to Eldernell Lane is approximately 100 yards along on the left hand side.

COUNCIL TAX BAND E

EPC RATING BAND E

PARTICULARS PREPARED 25th November 2020



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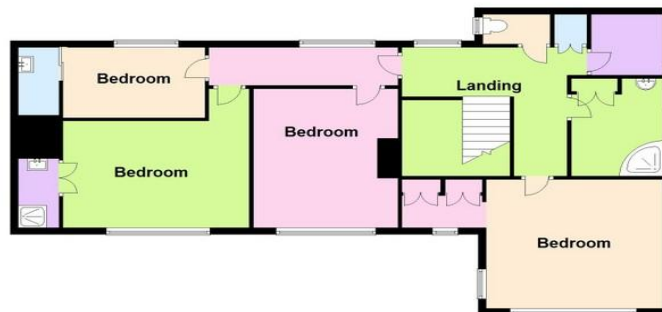
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Ground Floor



First Floor



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