



Pymoor Lane, Pymoor, CB6 2EF

**CHEFFINS**



# Pymoor Lane

Pymoor,  
CB6 2EF

5 2 3

Guide Price £850,000

- Extended Detached Farmhouse
- Set in Grounds of 2.5 acres (sts)
- Outbuildings & Yard
- 5 Bedrooms
- 3 Reception Rooms
- Freehold / Council Tax Band F / EPC Rating F

This spacious and secluded Edwardian former farm house on about 2.5 acres (STS) has something for the whole family. 4 of the 5 bedrooms are double; there's boundless play space; scope for the adventurous gardener; wfh space; disabled facilities and 2 ranges of outbuildings including former stabling, storage, workshop and car ports. The many beautiful garden trees and 2 ponds attract abundant birdlife

This distinctive home offers a generous entrance hall, lounge, formal dining room, study, kitchen / breakfast room, tack room and utility plus a ground floor wet room and a conservatory. To the 1st floor are 5 bedrooms, 4 of which are generous doubles and the 5th single room. There is a separate wc and a large family bathroom that completes the internal accommodation.

Outside are mature gardens surrounding the house. A feature semi circular gravelled drive provides 2 access points - to the main house and to the gravelled yard. The yard features 3 former stable areas, a workshop, storage and 3 carports. There is so much potential for conversion or development (STPP).

On the edge of the small, peaceful village of Pymoor, Rosegarth House is in easy reach of Ely's cultural, school, transport and shopping offer. The rail station (15 mins drive) has good commuting services to Cambridge and London terminals.

Early viewing of this handsome and versatile property is a must!







## LOCATION

Pymoor is situated approximately 6 miles North-West of the Cathedral City of Ely and approximately 21 miles North of Cambridge. Village amenities are situated at nearby Little Downham (2 miles) with a full range of shopping, sporting and domestic facilities located at Ely. Ely has a mainline rail service to London (70 miles) via Cambridge (15 miles).

## THE HOUSE

The front porch opens onto the long hallway with varnished wood floor, extending to the back of the house. There is a deep under stairs storage cupboard with light and balustraded staircase to the first floor.

On the right off the hall is the elegant living room with Edwardian fireplace, bay window and view onto the front rose beds. On the left is an atmospheric formal dining room with varnished wood floor, original fireplace and pendant light fitting plus bay window.

Further down the hall on the left is a large dual aspect fitted kitchen/breakfast room, including generous cupboard storage, ceramic hob with extractor over, double oven, display shelves, fitted fridge freezer and plumbing for dishwasher.

Opposite the kitchen is a study currently used as a disabled friendly bedroom. There is a deep floor to ceiling storage cupboard and working fireplace with tiled surround. French windows open onto the conservatory, giving access to the side garden seating area and - for wheelchairs via ramp - to the front of the house.

The wet room adjoins the bedroom at the end of the hall on the right. It has a low level WC, wash basin, shower, heated towel rail, underfloor heating, boiler cupboard, emergency cord and storage shelves. The left hand door at the end of the hall opens onto a useful area currently used as tack room and tool store. This leads into the back porch/boot room with door to garden and goes through to the utility room, with single drainer sink plus plumbing for washing machine and tumble dryer and storage shelving. The back porch and utility have original tiled floors.

Upstairs on the half landing is a large, light triple aspect bedroom with loft access. On the landing, which has an original pendant light, a cosy single bedroom is immediately to the left, with lovely garden view. Opposite the half landing is a generously sized double bedroom into the bay with full height fitted cupboards along one wall and dressing table space. Moving down the landing, there is another good sized dual aspect double bedroom on the left, with original fireplace and especially pleasant views over the rear and side gardens. It is currently used as WFH and toy storage space. Opposite is a deep walk in cupboard, with light. On the right off the landing is another double bedroom, with the original fireplace, walk in wardrobe and treetops view.

Next on the right is spacious dual aspect family bathroom with 5 piece suite, hot water tank below a large airing cupboard and loft access. The loft is part-boarded and insulated. At the end of the landing is a feature high level WC. 3 of the bedrooms also have wash basins.

There are characteristically high ceilings throughout, with oil fired central heating and double glazing.

## GARDENS

Mature gardens surrounding the property with fruit trees, vegetable patches, wild gardens and former orchards all creating a tranquil and relaxing environment, encouraging nature in! There are lilac trees, mulberry trees, walnut trees, apple trees and even 2 ponds. The garden also contains a summerhouse and there is a former wash house at the rear of the property providing useful garden storage.

## YARD

The property features a semi circular gravelled driveway with 2 gates (1 for the main house and 1 for the yard).

The gravelled yard opening onto the road and providing side access to the house comprises 2 ranges of outbuildings. Together, these offer 3 carports, a workshop, storage and 2 former stables. There is also parking for multiple further vehicles.

## AGENTS NOTE

For more information on this property please refer to the Material Information Brochure on our website.

## VIEWING ARRANGEMENTS


Strictly by appointment with the Agents.









| Energy Efficiency Rating                           |                            | Current   | Potential |
|--|----------------------------|---|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |   |           |
| (92 plus) <b>A</b>                                 |                            |   |           |
| (81-91) <b>B</b>                                   |                            |   |           |
| (69-80) <b>C</b>                                   |                            |   | 71        |
| (55-68) <b>D</b>                                   |                            |   |           |
| (39-54) <b>E</b>                                   |                            |   |           |
| (21-38) <b>F</b>                                   | 21                         |   |           |
| (1-20) <b>G</b>                                    |                            |   |           |
| <i>Not energy efficient - higher running costs</i> |                            |   |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |           |

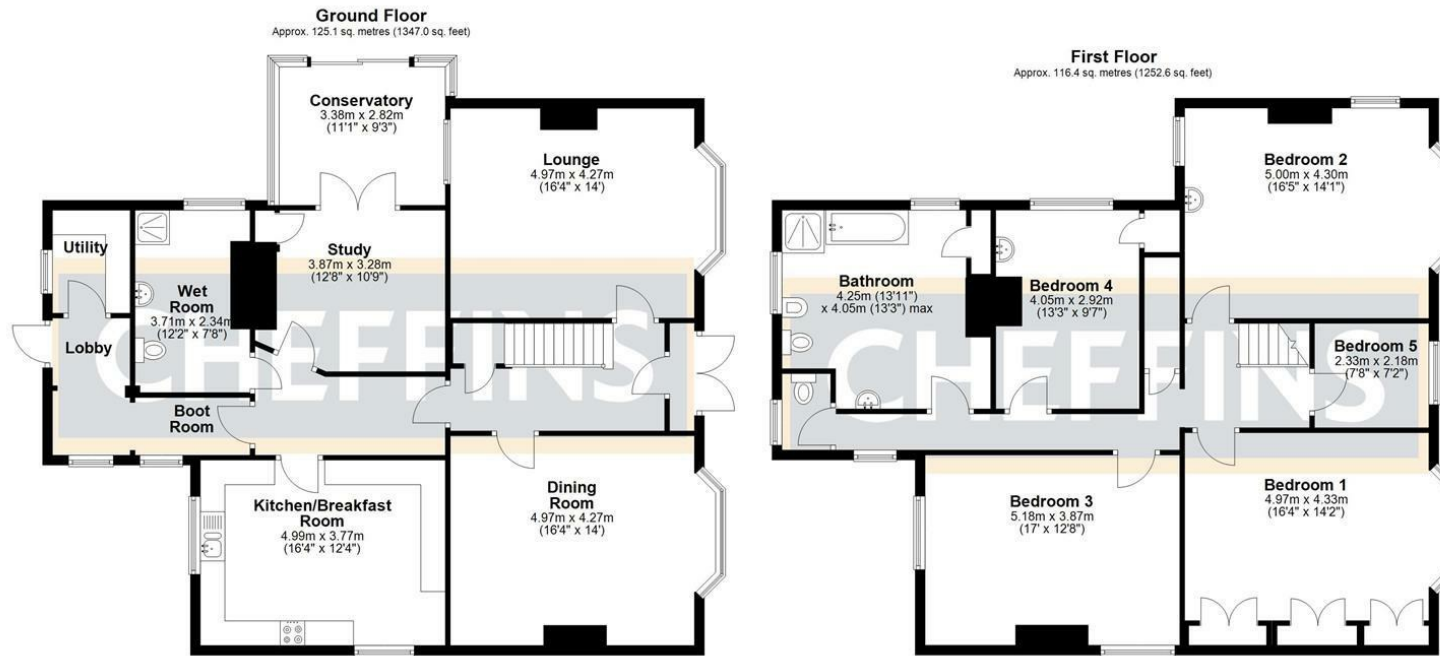


Guide Price £850,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - East  
 Cambridgeshire District Council









Total area: approx. 241.5 sq. metres (2599.6 sq. feet)

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