



Twentypence Road, Wilburton, Ely, Cambs

Pocock + Shaw

2 The Old Twentypence Inn
Twentypence Road
Wilburton
Ely, Cambs, CB6 3PX

This substantial 6-bedroom detached house is perfect for those seeking a spacious home in a tranquil, secure environment. With versatile accommodation spread over three floors, a double garage, and a private garden, it offers ample space for both living and entertaining. Situated in an exclusive gated development of just five houses, the property boasts rural views and is conveniently located near local amenities, making it an ideal choice for families or anyone seeking a blend of rural charm and urban convenience.

Guide Price £700,000



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2 The Old Twentypence Inn is situated midway between Cottenham and Wilburton on Twentypence Road, this house is part of a select group of individual houses within a private gated development.

Wilburton is a charming village set on an elevated position, located almost 6 miles from Ely and 12 miles from Cambridge. The village offers a variety of amenities including a primary school, and social and sports facilities.

Cottenham is a large and popular village approximately 6 miles north of Cambridge. It has excellent road connections, providing easy access to the A14, M11, and Cambridge Science and Business Parks. The village boasts a wide range of local facilities such as a convenience store, post office, butcher, and baker. The village also has a primary school, a village college for secondary education and leisure activities, and doctor and dental surgeries.

Entrance Hall 14' 3" x 12' 1" (4.34m x 3.68m)

With double glazed door and windows to the front aspect, inset mat well. Oak wood flooring. Under stairs storage cupboard, further double door storage cupboard, underfloor heating. Stairs to first floor.

Kitchen 10' 5" x 22' 2" (3.18m x 6.76m)

Refitted large open plan kitchen with double glazed window to the rear of the property, and door to the side of the property. Fitted with a large range of 'shaker style' matching wall and base units under solid oak worktops, including a large larder cupboard and a range of pan drawers.

There is a 1 1/2 bowl sink, which includes a boiling water tap. In the middle of the kitchen there is a large

island with a granite work surface, integrated wine fridge a selection of drawers and cupboards and power. There is also a family sized integrated fridge and freezer, dishwasher, microwave and space for a double range master oven with extractor hood. Tiled floor. underfloor heating.

Breakfast Room/Family Room 10' 5" x 6' 4" (3.18m x 1.93m)

This room leads off the kitchen with a double glazed window to the front aspect. Underfloor heating and tiled floor.

Dining Room 14' 1" x 8' 2" (4.29m x 2.49m)

With double glazed French doors leading to the rear garden. Double doors leading to the hallway and double half glazed doors leading to the sitting room. Oak flooring and underfloor heating.

Sitting Room 12' 3" x 20' 7" (3.73m x 6.27m)

A dual aspect room with double glazed window to the front log burning stove and double glazed French doors to the rear. Oak flooring. Underfloor heating.

Cloakroom with low level WC and pedestal basin. Double glazed window to front aspect. Tiled floor. Underfloor heating.

First Floor

Landing with double glazed window to front aspect. Radiator. Airing cupboard. Stairs to second floor.

Master Bedroom 10' 8" x 13' 1" (3.25m x 3.99m) Dual aspect room with double glazed window to side and rear aspect. Radiator.

Dressing Room 10' 8" x 7' 1" (3.25m x 2.16m) Leading from the master bedroom. A selection of fully fitted wardrobes. Double glazed window to side aspect. Radiator.

En Suite Updated and improved with a bath with shower over. Low level WC. Basin with cupboard. Double glazed window to front aspect. Heated towel rail.



Bedroom 2 12' 10" x 12' 1" (3.91m x 3.68m)

Double bedroom, with double glazed window to rear aspect. Radiator.

En Suite An improved and updated shower room, with shower cubicle, basin with cupboard and low level WC. Double glazed window to rear aspect. Heated towel rail.

Bedroom 3 12' 5" x 8' 6" (3.78m x 2.59m)

Double bedroom, with double glazed window to rear aspect. Radiator.

Bedroom 4 12' 7" x 7' 10" (3.84m x 2.39m)

Bedroom with double glazed window to front aspect. Large built in cupboards which has plumbing for washing machine and space for tumble dryer. Radiator.

Family Bathroom

Updated and improved family bathroom. Paneled bath, low level WC, basin with cupboard underneath and vanity cupboard. Corner shower cubicle. Additional cupboards / storage. Double glazed window to side aspect. Heated towel rail.

Second Floor**Landing****Bedroom 5 21' 2" x 12' 1" (6.45m x 3.68m)**

Double bedroom with a range of fitted wardrobes, drawers and shelving. Double glazed window to side aspect. Velux window to rear aspect. Radiator.

En Suite Refitted and improved en suite shower room. Shower cubicle, pedestal basin and low level WC. Heated towel rail.

Bedroom 6 18' 7" x 12' 1" (5.66m x 3.68m)

Double bedroom. Double glazed window to side aspect and 2 velux windows to the rear. Radiator.

Outside

To front of the property there is area given over to wild flowers, with a path to the front door.

The property features a double garage at the rear,

equipped with two up-and-over doors and a side pedestrian door. Both light and power are connected to the garage. There is a gateway that leads to an enclosed area, with a path that leads to a side doorway into the kitchen. Another path leads to a gate that opens into the rear garden.

The rear garden is predominantly laid to lawn and includes a selection of mature plants and shrubs. One corner of the garden features a lovely decked area with a pergola, providing a pleasant seating /entertaining area. The garden has been recently re-fenced with 'colourfence,' which is maintenance-free. Additionally, there is a generous, secluded, and sheltered patio area, along with an outside tap.

An LPG tank is situated under the front lawn. The property benefits from a 4kW solar array, fully owned by the freeholder. A solar iBoost is also fitted to provide hot water from solar power. Heating provided by a Air Source heat pump.

Tenure

The property is freehold.

Services

Mains water, gas via LPG tank, communal sewage plant, drainage and electricity are connected. There is a management company Ltd by guarantee in place to maintain communal areas. All the properties have an equal input.

The property is not in an conservation area.
The property is in a medium flood risk area.

EPC: B

Council Tax

Cambridgeshire County Council
Band: F - Annual Price:£3,272

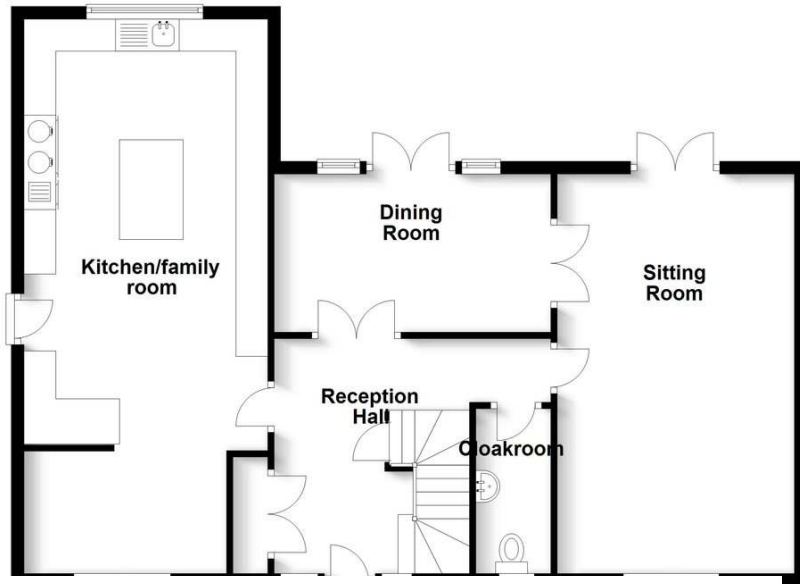
Viewing: Strictly by prior arrangement with Pocock + Shaw. NG

Agents Note: This property is owned by a member of the Newmarket Pocock + Shaw staff.



Ground Floor

Approx. 85.1 sq. metres (915.6 sq. feet)



First Floor

Approx. 85.1 sq. metres (915.8 sq. feet)



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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

