



**Station Road, Haddenham, Ely, Cambridgeshire CB6 3XD**

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## Station Road, Haddenham, Ely, Cambridgeshire CB6 3XD

An attractive and rarely available detached cottage, situated in the heart of a sought-after village, enjoying a generous plot that backs onto open farmland. This charming home offers spacious and flexible accommodation, including three bedrooms and four reception rooms, along with a substantial barn/outbuilding offering further potential. With no onward chain, this is a unique opportunity to acquire a characterful rural property in a picturesque and desirable location.

- Attractive Detached Cottage on Generous Plot
- Four Reception Rooms & Three Bedrooms
- Bathroom & En-Suite Shower Room
- Barn/Outbuilding & Summer House
- Established Front & Rear Gardens
- Desirable Location
- No Upward Chain

**Guide Price: £500,000**





**HADDENHAM** The popular village of HADDENHAM lies in a convenient spot approximately 11 miles north of Cambridge and roughly 7 miles southwest of the cathedral city of Ely. It is without doubt one of the best served villages in the area and, as such, offers a good range of day to day shopping including a post office, butcher, general store and a Chinese take away/fish and chip shop. Other facilities include a health centre, chemist, library and two public houses. The Robert Arkenstall County Primary School feeds to Witchford College.

**LOUNGE** with feature multi-fuel burning stove, double glazed sash window to front aspect, door to front, radiator.

**STUDY** with sash window to front aspect, radiator.

**DINING ROOM** with built-in storage cupboards, staircase rising to first floor, door to basement room.

**KITCHEN** Fitted with a matching range of wall mounted and base units, sink unit and drainer, space for free standing American style fridge freezer, plumbing for utilities.

**BASEMENT ROOM** with radiator and double glazed window.

**CONSERVATORY** of timber frame construction, windows and door to rear aspect, radiator.

**CLOAKROOM** with low-level WC and wash hand basin.

**FIRST FLOOR LANDING** Access to loft space which is part boarded.

**BEDROOM ONE** with window to rear aspect, radiator and door to:-

**EN-SUITE SHOWER ROOM** Fitted with a three piece suite comprising shower cubicle, low level WC and wash hand basin. Radiator.

**BEDROOM TWO** with window to front aspect, fitted wardrobes, radiator.

**BEDROOM THREE** with window to front aspect, radiator.

**FAMILY BATHROOM** Fitted with a four piece suite comprising bath, separate shower cubicle, pedestal wash hand basin and low level WC. Radiator and window to rear aspect.

**EXTERIOR** Set within an attractive and generously sized plot, this charming cottage enjoys a truly idyllic setting, backing directly onto open farmland and offering far-reaching countryside views.

The beautifully maintained grounds provide ample space for outdoor living, with a variety of established trees, shrubs, and open lawn areas. A particular highlight is the versatile barn/outbuildings, ideal for storage, workshop use, or conversion potential (subject to necessary consents) the main area being 31' x 22' and smaller storage barn being 13'5" x 10'10", alongside a delightful summer house – perfect for relaxing or entertaining. The property also boasts ample off-road parking for multiple vehicles, ensuring both convenience and practicality in this peaceful rural location.

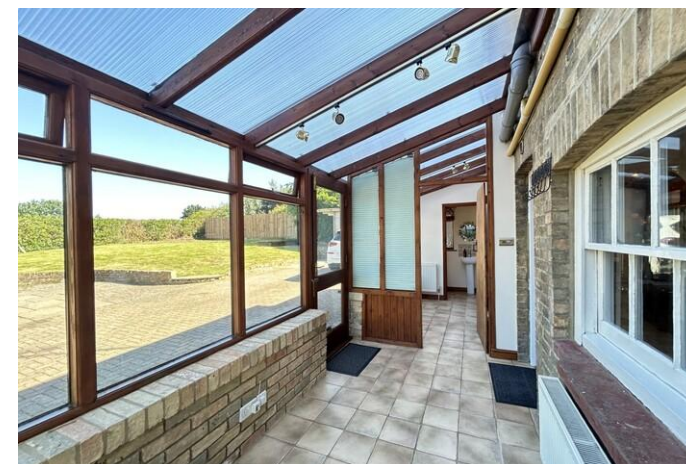
**Tenure** The property is Freehold

**Council Tax** Band D

**EPC** E (40/80)

**Viewing** By Arrangement with Pocock & Shaw  
Tel: 01353 668091  
Email: [ely@pocock.co.uk](mailto:ely@pocock.co.uk)  
[www.pocock.co.uk](http://www.pocock.co.uk)

**Ref** CWH-7210







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.