



West End, Haddenham, Ely, Cambridgeshire CB6 3TE

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Globe House, West End, Haddenham, Ely, Cambridgeshire CB6 3TE

Situated in the heart of this thriving and sought after north Cambridgeshire village, this former historic village pub has been beautifully transformed into a modern home whilst keeping a lot of its original charm. Globe House is set in a Conservation area and is included on Cambridgeshire's Local Heritage List as a property of architectural and historical interest. The recently resurfaced driveway leads to the stunning and secluded landscaped rear garden.

- Mid-19th Century Historic Former Village Pub
- Three Reception Rooms
- Kitchen
- Lobby/Utility Area
- Three Bedrooms & Family Bathroom
- Driveway Parking
- Well Maintained Private Gardens
- EV Charger

Guide Price: £575,000



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.

ENTRANCE HALL with entrance door to front aspect, feature staircase rising to first floor, original brick tiled flooring, radiator, door to:-

FAMILY ROOM/STUDY 12'7" x 12'2" (3.84 m x 3.71 m) Dual aspect room with windows to front and side. Solid fuel burner with brick hearth and surround, radiator, engineered oak flooring.

DINING ROOM 12'10" x 12'7" (3.91 m x 3.84 m) with feature window to front aspect, brick fire surround with ornate burner, oak flooring and door to:-

KITCHEN 11'0" x 10'11" (3.35 m x 3.33 m) Fitted with an attractive range of Shaker style wall and base units with solid oak work surfaces over, metro style tiled splashbacks, four ring induction hob, built-in Bosch microwave, built-in Bosch oven and pull out extractor canopy over. Water softener, plumbing for dishwasher, floor mounted oil boiler, Karndean flooring. Window to front aspect and stable doors opening to the large patio area.

INNER LOBBY/UTILITY AREA with plumbing for washing machine and space for tumble dryer. Built-in shelving and ceramic tiled flooring. Steps leading onto:-

LOUNGE/DINING ROOM 24'2" x 16'7" (7.36 m x 5.06 m) which is certainly a feature to be noted. Box bay window area with patio doors opening to rear terrace and views over the private rear garden. Oak flooring throughout, feature oak beams, further windows to rear aspect and solid fuel burner with granite hearth. Access to loft.

FIRST FLOOR LANDING with feature arch window to rear aspect, feature ornate fireplace and surround, built-in storage cupboard with shelving.

BEDROOM ONE 12'7" x 11'11" (3.84 m x 3.64 m) Triple aspect, with arch window to rear and windows to side and front. Two radiators.

BEDROOM TWO 12'10" x 7'10" (3.91 m x 2.40 m) with window to front aspect, radiator, built-in bespoke double wardrobe.

BEDROOM THREE 8'10" x 7'10" (2.68 m x 2.40 m) (currently used as a dressing room) with arch window to front aspect, radiator, access to loft.

FAMILY BATHROOM

Recently fitted with an attractive four piece suite comprising low level WC, wash hand basin, claw foot freestanding bath with mixer tap and a well-designed, fully tiled walk-in double shower with drencher attachment over. Heated towel rail, window to front aspect, spotlights to ceiling and built-in double airing cupboard housing water cylinder.

EXTERIOR The property is approached by a recently re-surfaced double width driveway leading to newly fitted gated access to the rear garden.

Wooden-clad brick storage building with power and lighting. Outside WC housing No2 Cambridge Caronia high level cistern.

The rear garden offers an excellent level of privacy with a large feature Indian sandstone patio directly from the kitchen and living room. Feature raised railway sleeper flower beds, main lawned garden area to the rear which has been well maintained with mature plant and shrub borders Two garden sheds. Oil tank (replaced) enclosed by trellis. Excellent views over the countryside to the rear.



Tenure - The property is Freehold

Council Tax - Band D

EPC E (40/74)

Viewing - By Arrangement with Pocock & Shaw
Tel: 01353 668091
Email: ely@pocock.co.uk
www.pocock.co.uk

Ref MJW- 7191



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.

