



**Horseshoes, Green Hill, Little Thetford, Ely,
Cambridgeshire CB6 3HD**

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A delightful, originally 17th Century, detached Grade II listed thatched four bedroom property with versatile accommodation, a delightful garden and outbuilding with two offices and a useful store.

- Grade II Listed Thatched Property
- Reception Hall
- Sitting Room
- Garden Room/Conservatory
- Study/Family Room
- Four Bedrooms (One with En-Suite)
- Bathroom
- Enclosed Rear Garden
- Secure Driveway Parking
- Outbuilding, Two Offices & Store

Guide Price: £750,000



LITTLE THETFORD The small sought after, no through village, of LITTLE THETFORD lies just off the A10 around 3 miles south of the Cathedral City of Ely. It is therefore ideally placed for anybody requiring regular access to its comprehensive facilities including the Kings School or the mainline railway station with its connection to Cambridge and onwards to London Kings Cross and Liverpool Street. Cambridge itself lies around 14 miles away and with Little Thetford being on the North side it also offers convenient access to the City's major Science and Business Parks as well as the A14 which in turn connects with the M11 to London. The village itself has a Church, an excellent primary school and is also in the catchment area for Witchford Village College.

RECEPTION HALL with entrance door, window to front, polished brick floor, radiator, exposed beam to ceiling, door to rear hall, kitchen and:-

SITTING ROOM A wonderful dual aspect room with an attractive Inglenook fireplace with a raised cast iron grate sat on a stone hearth with bread oven to one side, exposed brick surround and timber mantle shelf. Exposed beams throughout, door to garden room/conservatory, dining area with windows to two aspects and radiator.

GARDEN ROOM/CONSERVATORY Of brick, timber and glazed construction with a mono pitched roof, tiled floor and double doors to garden.

KITCHEN with two windows to front. Comprehensively fitted with a matching range of high gloss wall and base units with granite work surfaces, matching up stands and tiled splashbacks. Breakfast bar, plumbing for dishwasher, built-in Neff double oven/grill (one oven combines as a microwave) with AEG induction hob over and extractor hood. Separate AGA. Pantry, door and staircase to first floor bedroom two. Door to:-

STUDY/FAMILY ROOM with built-in cupboard, window to rear, door through to:-

BEDROOM FOUR with door to garden. Radiator and door to:- En-suite shower room with window to rear and suite comprising pedestal wash hand basin, shower cubicle with tiling and mermaid boarding, close Coupled WC and towel rail/radiator.

REAR HALL From the rear hall is a second staircase which leads to the main bedroom, bathroom and bedroom four. There is a door to the rear garden and cloakroom. Tiled floor.

CLOAKROOM with suite in white comprising WC and wash handbasin. Radiator.

FIRST FLOOR off staircase from the kitchen to:-

BEDROOM TWO with dormer window to rear and window to side. Bedroom area also has built-in double and triple wardrobes. Opening to an area where there is a basin with tiled wall behind.

FIRST FLOOR LANDING from rear hall staircase with window to front, doors to two bedrooms and bathroom.

PRINCIPAL BEDROOM with dormer windows to front and rear. Built-in cupboards either side of the chimney breast, one of which has an inset wash handbasin with mixer taps. Built-in wardrobes, storage heater.

BEDROOM THREE with dormer windows to front and rear. Built-in double wardrobe, radiator.

EXTERIOR There is a large, paved terrace from the house. Beyond this on one side is a pathway which meanders through beds packed with perennials, shrubs and trees and in turn leads to the rear part of the garden where there is a shaped lawn. On the other side, as well as access to the offices and store, there is a gravel driveway accessed via double wooden electric gates which provides hard standing for numerous vehicles. Next to the house are two rooms which have been previously used as offices although possible other uses such as a craft room or gymnasium come to mind. Adjacent to these is a utility room with a granite worksurface with matching up stands, base units and space for a washing machine and dryer. Finally, there is a storeroom accessed via double doors.



Tenure - The property is freehold

Council Tax - Band F

EPC Exempt – Listed Building

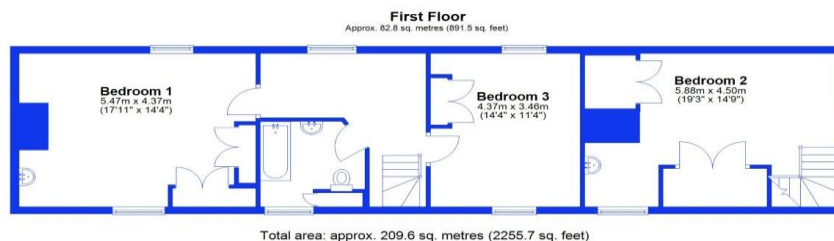
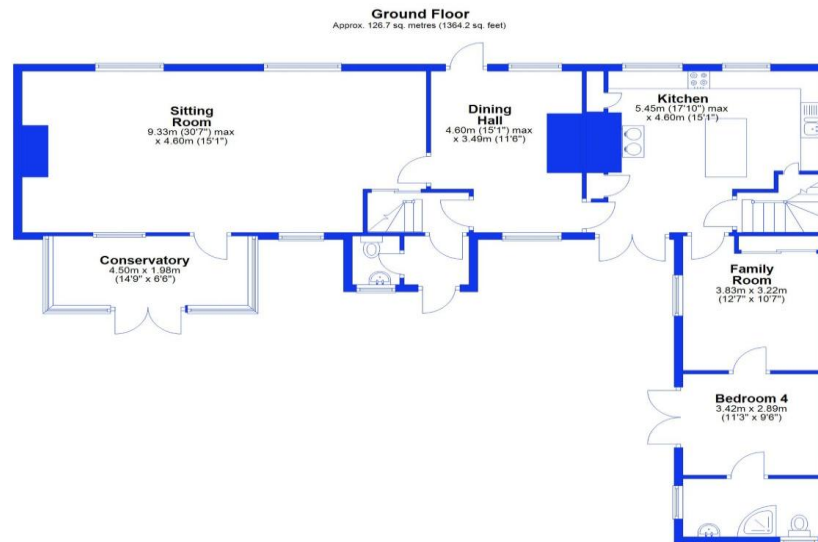
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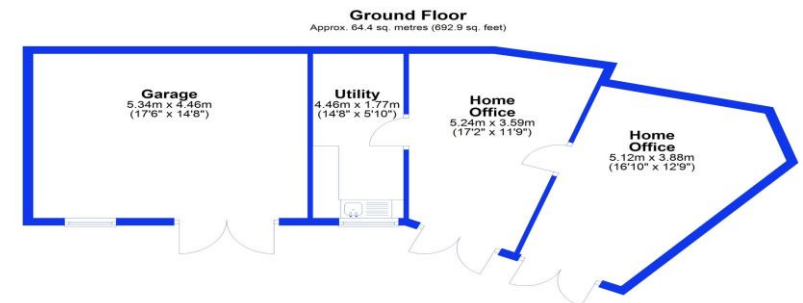


Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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.





Total area: approx. 209.6 sq. metres (2255.7 sq. feet)



Total area: approx. 64.4 sq. metres (692.9 sq. feet)

