



**Upper Engine House, Padnal Bank, Queen
Adelaide, Ely, Cambridgeshire CB7 4UF**

www.pocock.co.uk



Upper Engine House, Padnal Bank, Queen Adelaide, Ely CB7 4UF

A charming four bedroom detached Equestrian or Smallholding property with approximately 6 acres (STS), paddocks, stables, store, kennels and sand and fibre arena. Situated just 4 miles from Ely and 3 miles from Littleport railway station. Previous planning permission was granted to convert the garage into an annex.

- Four Bedroom Detached House
- Two Reception Rooms & Conservatory
- En-Suite to Principal Bedroom & Family Bathroom
- Approximately 6 Acres (STS)
- Paddocks, Stables, Kennels, Sand & Fibre Arena
- Rural Location Adjacent the River Lark
- Previous Planning Permission was granted to Convert Garage to One Bedroom Annex
- Equestrian or Smallholding

Guide Price: £750,000



QUEEN ADELAIDE Queen Adelaide is a small village situated about 2 miles from Ely where there is a full range of shopping, schooling and sporting facilities in Ely with a mainline rail service to Cambridge and London.

ENTRANCE HALL with double glazed window to front aspect.

LOUNGE 16'0" x 11'2" (4.87 m x 3.40 m) with two double glazed windows to front aspect, feature multi fuel burner, radiator, two storage cupboards.

DINING ROOM 13'8" x 12'9" (4.17 m x 3.89 m) with double glazed window to rear. Radiator.

KITCHEN/BREAKFAST ROOM 24'3" x 10'10" (7.40 m x 3.31 m) with double glazed window to side aspect. Modern fitted kitchen comprising of a range of wall and base units, inset single drainer sink unit with mixer tap over, induction hob with extractor hood above, eye level oven, plumbed in stainless steel American fridge freezer, integral dishwasher, built in microwave, water softener, breakfast bar, radiator and rhino flooring.

BEDROOM FOUR/STUDY 10'3" x 7'4" (3.13 m x 2.24 m) with double glazed window to side aspect. Radiator.

WET ROOM Fitted with a fully tiled walk-in shower, low level WC and wash hand basin. Heated towel rail.

UTILITY ROOM 8'9" x 8'6" (2.66 m x 2.59 m) with wall and base units, inset single drainer sink unit, plumbing for washing machine and double glazed window to rear aspect.

CONSERVATORY 12'6" x 11'8" (3.81 m x 3.56 m) Of brick and double glazed construction with patio doors to garden. Feature radiator and rhino flooring.

FIRST FLOOR LANDING

PRINCIPAL BEDROOM 13'10" x 10'5" (4.22 m x 3.18 m) with double glazed window to rear overlooking garden and onto the River Lark, radiator and door leading to:-

DRESSING ROOM 10'5" x 7'9" (3.18 m x 2.35 m) with double glazed window to side aspect and hanging space.

EN-SUITE SHOWER ROOM with double glazed window to side aspect. Fitted with a three piece suite comprising shower, wash hand basin and low level WC. Tiled surrounds and heated towel rail.

BEDROOM TWO 12'8" x 11'11" (3.86 m x 3.64 m) with two double glazed windows to front aspect, fitted wardrobes to one wall, radiator.

BEDROOM THREE 11'8" x 8'5" (3.55 m x 2.56 m) with double glazed window to front aspect. Built-in cupboard and radiator.

FAMILY BATHROOM Fitted with a three piece suite comprising vanity unit with inset his 'n' hers wash hand basins, bath and low level WC. Double glazed window to side aspect, tiled surrounds, full length heated towel rail.

EXTERIOR The property sits on approximately 6 acres of land (STMS) offering paddocks to front and rear with post and rail fencing and auto-water feed troughs, sand and fibre arena (20 x 40m), stables measuring 1 x 16" x 12" and 3 x 12" x 12". Four block built kennels, tack room 8" x 6" and storeroom 16" x 12". Block paved driveway to front providing ample off road parking leading to single garage which had previous planning permission to convert into a self-contained one bedroom annex.

Enclosed Garden to rear with raised decking area, patio area, access to oil container and undercover storage to side of property. The garden is mainly laid to lawn with mature border shrubs. Gated access leads to rear paddocks, kennels, stables and arena.

Tenure - The property is Freehold

Council Tax - Band A **EPC D** (57/90)

Viewing - By Arrangement with Pocock & Shaw

Tel: 01353 668091

Email: ely@pocock.co.uk

www.pocock.co.uk

Ref

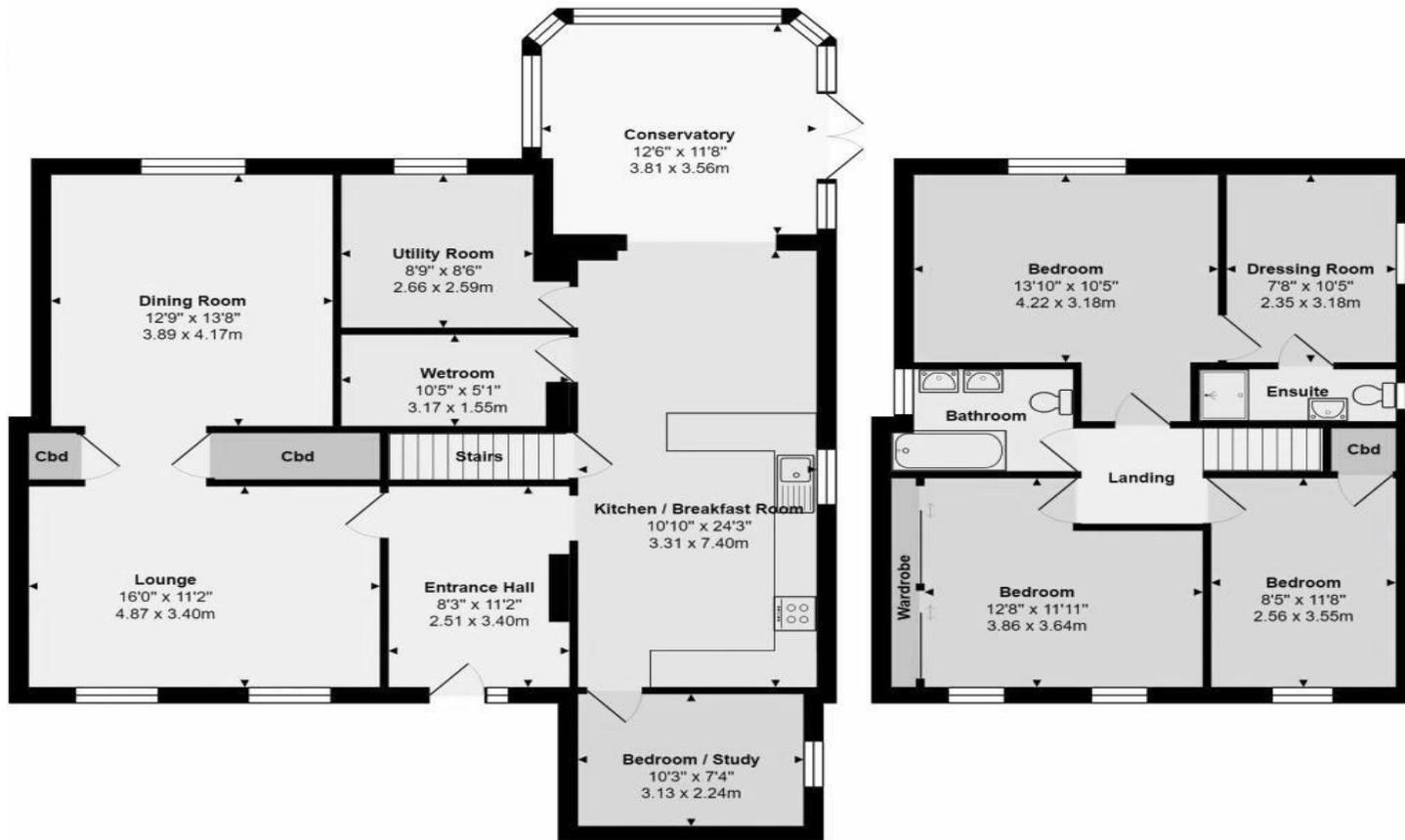
MJW-7190





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: 1826 ft² ... 169.7 m²

All measurements are approximate and for display purposes only