



**Applegate Lodge, Lynn Road, Ely,
Cambridgeshire CB6 1SD**

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This outstanding executive detached family home spans over 5,000 square feet and features five or six bedrooms (three with en-suites). It boasts an open-plan kitchen, dining, and family room, along with three additional reception rooms. The property also includes a garage with a home gym and a self-contained office space on the first floor. A viewing is highly recommended to truly appreciate this unique, one-of-a-kind build.

- Immaculately Presented Detached Family Home
- Five/Six Bedrooms (Three with En-Suites)
- Open Plan Kitchen/Dining/Family Room/Snug
- Three Further Reception Rooms
- First Floor Office Space
- Garage with Gym & Office Over
- Secure Driveway for Ample Parking
- Attractive Rear Garden with Outbuilding

Guide Price: £1,250,000



ELY Home to a world famous 900 year old Cathedral, the historic city of ELY lies on the river Great Ouse probably no more than 15 miles from the City of Cambridge. There are a very good range of shopping facilities within the centre itself including a market which takes place on both Thursdays and Saturdays. A comprehensive range of local schooling is available. The area boasts a number of sporting facilities including an 18 hole golf course, indoor swimming pool, gymnasium and squash club whilst socially there are an excellent variety of pubs and restaurants, including the new Ely Leisure Village anchored by a 6 screen Cineworld with family restaurants and takeaways. The A10 links the two cities from which links to the A14 and M11 provide routes to London (70 miles) and the rest of the country. From Ely's mainline rail station Cambridge can be reached in approximately 17 minutes with London beyond (Kings Cross / Liverpool Street) which can be accessed within 1 hour 15 minutes.

ENTRANCE HALL with door to front aspect, built-in double storage cupboards, staircase rising to first floor.

CLOAKROOM Fitted with a two piece suite comprising low level WC and wash hand basin.

LIVING ROOM 19'8" x 3'9" (6.00 m x 1.15 m) Dual aspect room with double glazed bay window to front aspect, and two individual floor-to-ceiling windows to side aspect. Feature log burning stove, under flooring heating, bespoke fitted television wall.

OPEN PLAN KITCHEN/DINING ROOM/FAMILY ROOM/SNUG 59'5" x 27'4" (18.10 m x 8.32 m) Snug Area - with bespoke inset television point, two individual windows through to lounge.

DINING AREA with double glazed sliding patio doors to rear garden.

KITCHEN AREA with central island with two individual sinks, drainer and hot tap, ovens below, extended breakfast bar, lighting above, integral fridge, separate freezer, two double electric ovens, microwave oven, hot trays, wine fridge, five-ring hob with extractor hood above, door through to utility, double glazed sliding patio doors to rear garden, sky lantern.

FAMILY AREA with double glazed sliding patio doors to rear garden, bespoke wall mounted television unit, opening through to:

GAMES ROOM 29'8" x 15'7" (9.04 m x 4.75 m) with double glazed bay window to front aspect.

UTILITY ROOM 17'7" x 7'3" (5.35 m x 2.20 m) Fitted with a range of built-in storage cupboards, work surfaces over, inset 1 1/4 sink, plumbing for utilities, double glazed window to front aspect, floor-to-ceiling double glazed window.

OFFICE 11'6" x 9'5" (3.50 m x 2.87 m) with double glazed window to front aspect, built-in storage.

FIRST FLOOR LANDING with two built-in storage cupboards, skylight.

PRINCIPAL BEDROOM SUITE 17'9" x 15'11" (5.40 m x 4.86 m) with double glazed patio doors having attractive views to rear aspect, air conditioning unit, two vertical radiators.

WALK-IN DRESSING ROOM - With built-in wardrobes, radiator
EN-SUITE BATHROOM - with freestanding bath tub with shower attachment, walk-in shower with drencher shower head and shower attachment, two individual wash hand basins, low level WC, tiled flooring with low level lighting, tiled walls, heated towel rail, two double glazed windows to side aspect, Velux window.

BEDROOM TWO 17'9" x 17'1" (5.40 m x 5.20 m) with three double glazed windows to front and side, fitted wardrobes.

EN-SUITE SHOWER ROOM - with tiled shower cubicle, low level WC, wash hand basin, heated towel rail.

BEDROOM THREE 14'5" x 13'9" (4.40 m x 4.20 m) with double glazed bay window to front aspect, fitted wardrobes, radiator.

EN-SUITE SHOWER ROOM - with tiled shower cubicle, low level WC, wash hand basin, double glazed window, heated towel rail.

BEDROOM FOUR 15'0" x 13'11" (4.56 m x 4.25 m) with double glazed window to rear aspect, fitted wardrobes, radiator.

BEDROOM FIVE 17'9" x 11'11" (5.40 m x 3.64 m) with double glazed window to front aspect, radiator.



FAMILY BATHROOM with suite comprising corner bath with shower attachment, low level WC, wash hand basin, heated towel rail, Velux window, double glazed window to front aspect.

GARAGE 21'9" x 11'1" (6.62 m x 3.37 m) with two to front aspect, two Velux windows and internal door thought to:-

GYM 21'9" x 9'3" (6.62 m x 2.83 m) with Velux window.

REAR LOBBY with access to both front and rear, radiator, staircase rising to:-

OFFICE/BEDROOM SIX 20'10" x 11'6" (6.35 m x 3.50 m) with three Velux windows.

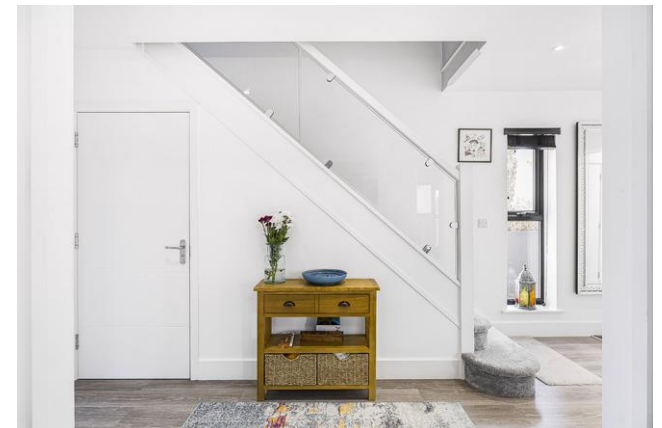
EXTERIOR The property is accessible via secure electric gates leading to a driveway providing ample off street parking. Gated access leads to a superbly designed, attractive enclosed garden including covered patio ideal for outdoor dining and entertaining with feature fireplace and extended patio opening through to lawn and well stocked borders containing a variety of plants and shrubs. There is a secondary covered area with outdoor toilet leading to an OUTBUILDING 16'7" x 12'4" (5.05m x 3.76m) with light and power connected.

Tenure - The property is Freehold

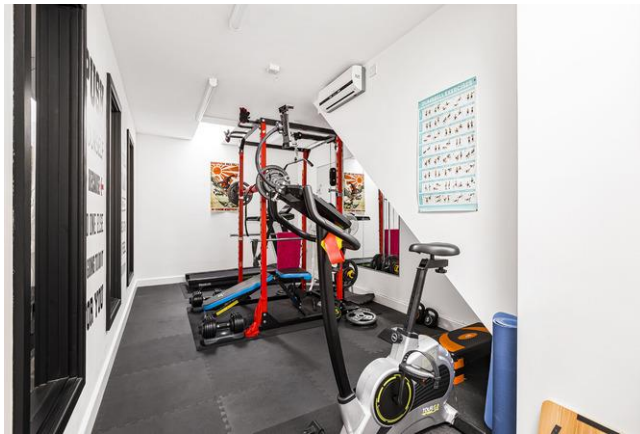
Council Tax - Band E **EPC** C (72/81)

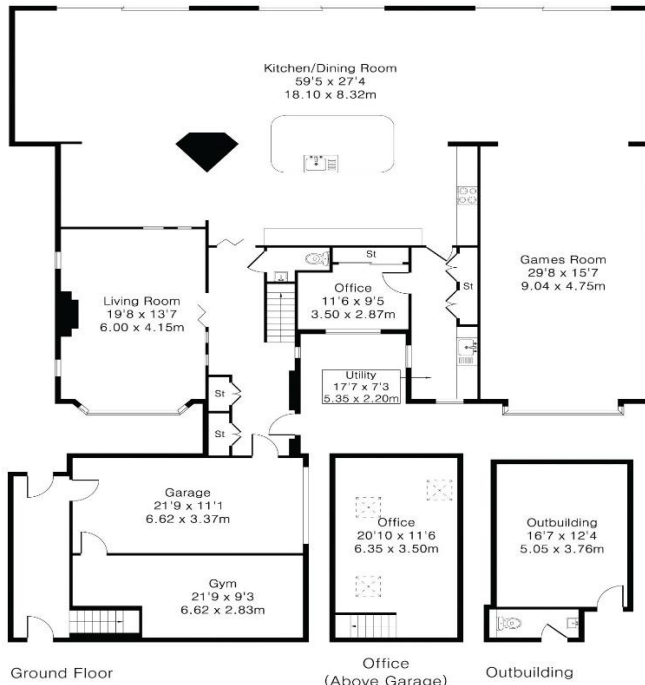
Viewing - By Arrangement with Pocock & Shaw
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Ref MJW-7159



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.





Approximate Gross Internal Area 4858 sq ft – 452 sq m
 Ground Floor Area 2537 sq ft – 236 sq m
 First Floor Area 1848 sq ft – 172 sq m
 Garage Area 556 sq ft – 52 sq m
 Office (Above Garage) Area 239 sq ft – 22 sq m
 Outbuilding Area 234 sq ft – 22 sq m

