



**North View, Barway, Ely, Cambridgeshire CB7 5UB**

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## North View, Barway, Ely, Cambridgeshire CB7 5UB

An immaculately presented and greatly improved detached four/five bedroom family cottage benefiting from stylish and high specification modifications throughout.

- Detached Cottage
- Two Reception Rooms & Superb Kitchen
- Four/Five Bedrooms (Principal Bedroom with Dressing Room & En-Suite)
- Insulated Garden Studio
- Single Garage, Cart Lodge & Ample Parking
- EV Charging Points & Solar Panels to EV Charging Points
- Solar Panels & 9kW Battery
- Landscaped Gardens
- Oil Fired Heating

**Guide Price: £600,000**



**BARWAY** is a hamlet situated approximately three miles south of the City of Ely. Ely is an historic Cathedral City which provides an excellent range of shopping facilities, schools for all ages and various sporting and social activities including the Ely Leisure Village. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 to London. Ely also has a mainline station which provides services to Cambridge and London.

**ENTRANCE HALL** with door to front aspect, tiled flooring, panelled walls, staircase rising to first floor.

**LIVING ROOM** 17'11" x 12'6" (5.46 m x 3.81 m) with double glazed window to front aspect, radiator, wood effect flooring, log burning stove, opening to:-

**DINING ROOM** 14'2" x 8'11" (4.32 m x 2.73 m) with built-in storage cupboard, wood effect flooring, radiator. Opening through to:-

**MODERN UPDATED KITCHEN** 26'6" x 14'1" (8.07 m x 4.30 m) A superb kitchen with double ceramic sink unit, fitted with a range of matching units including base units and drawers, mixture of Quartz and solid oak work surfaces, fitted Neff appliances including slide and hide oven door, warming tray, microwave oven, second oven, induction hob with extractor hood above, integral dishwasher, washing machine, tumble dryer and wine fridge, tiled flooring, tiled walls, secondary ceramic sink, feature brick wall, double glazed window to rear, French doors to rear, sky lantern.

**FAMILY ROOM** 11'11" x 10'7" (3.64 m x 3.22 m) with bespoke fitted wall units, cupboards and shelving, French doors to rear garden, parquet engineered oak flooring.

**INNER HALL** Leading through to:-

**GUEST BEDROOM FOUR** 11'11" x 10'9" (3.64 m x 3.28 m) with double glazed window to front aspect, radiator.

**GROUND FLOOR SHOWER ROOM** Recently updated with walk-in shower with drencher shower head, low level WC, wash hand basin, heated towel rail, double glazed window to side aspect, tiled floor, radiator.

**FIRST FLOOR LANDING** with access to loft, double glazed window to front aspect, panelled walls.

**PRINCIPAL BEDROOM SUITE** 16'2" x 13'1" (4.92 m x 4.00 m) With double glazed French doors and windows to rear aspect, two radiators.

**WALK-IN DRESSING ROOM** with bespoke fitted storage, double glazed window to rear aspect, radiator.

**EN-SUITE BATHROOM** with freestanding roll-top bath, walk-in shower with drencher shower head, low level WC, radiator, tiled flooring, part tiled walls, Velux window.

**BEDROOM TWO** 11'11" x 10'9" (3.64 m x 3.28 m) with double glazed window to front aspect, radiator, bespoke fitted wardrobe, alcove shelving and cupboards, radiator.

**BEDROOM THREE** 12'4" x 10'7" (3.75 m x 3.22 m) with double glazed window to front aspect, radiator.

**BEDROOM FIVE** 11'0" x 9'1" (3.35 m x 2.77 m) with double glazed window to side aspect, radiator.

**FAMILY BATHROOM** Suite comprising panel bath with drencher shower head, low level WC, vanity inset wash hand basin, heated towel rail, tiled flooring.

**EXTERIOR** To the left hand side of the property you will find a gated gravelled driveway leading to a single GARAGE and cart lodge, providing ample off road vehicular parking and benefitting from EV charging points. An Indian stone pathway leads to the rear of the property where you will find a variety of mature plants and shrubs including fruit trees, lawn, circular feature lawn, pebble stone borders. The garden also houses a fully insulated STUDIO with power and light connected and also benefits from solar panels, charger, oil tank and oil fired boiler supplying the central heating.

Landscaped for year-round beauty and utility, featuring a variety of flowering plants and fruiting trees including Peach, Apricot, Plum, Pear, Cherry, Apple, Kiwi vines, Blackberry, Blackcurrant, Redcurrant, Fig, Gooseberry, Almond, and Rhubarb.



## AGENTS NOTES

House includes:-

4kW solar system generating in excess of £150pa government incentive.

9kW battery storage with off grid plug in the dining room.

Tesla charger

Water softener

Bespoke carpentry in the family room, dining room, bedroom three and wardrobe of bedroom

Heating sources - oil central heating boiler, underfloor in the extension, traditional column radiators elsewhere. Log burner in the front reception room.

**Tenure** - The property is Freehold

**Council Tax** - Band D

**EPC** C (72/81)

**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)

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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.



Approximate Gross Internal Area 2063 sq ft – 191 sq m  
 Ground Floor Area 1112 sq ft – 103 sq m  
 First Floor Area 874 sq ft – 81 sq m  
 Annexe Area 77 sq ft – 7 sq m  
 Garage Area 249 sq ft – 23 sq m

