



Main Street, Coveney, Ely, Cambridgeshire CB6 2DJ

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The Old Police House, Main Street, Coveney, Ely, Cambridgeshire CB6 2DJ

A beautifully presented detached period cottage, formerly the Police House, which lies in an elevated position within beautiful gardens and benefitting from wonderful far reaching countryside views.

- Two Reception Rooms
- Kitchen/Dining Room
- Study
- Three Bedrooms
- Modern Bathroom
- Driveway Parking
- Established & Well Maintained Rear Garden with Countryside Views
- Village Location

Guide Price: £430,000



COVENEY The highly sought after village of COVENEY lies in an elevated position a little over 3 miles west of Ely with the most wonderful panoramic countryside views. The city itself offers a comprehensive range of facilities including schooling for all ages, shopping facilities and numerous leisure activities including an 18 hole golf course, swimming pools gymnasium and squash club.

ENTRANCE PORCH Of brick and glazed construction with entrance door and panel door through to:-

FRONT RECEPTION ROOM ONE 16'6" x 10'0" (5.04 m x 3.05 m) Dual aspect room with double glazed windows to front and side. Attractive open fireplace shared with reception room two with a wood burning stove sat on a tiled hearth with exposed brick surrounds. Sisal flooring and radiator.

RECEPTION ROOM TWO 13'10" x 9'10" (4.21 m x 3.00 m) Panelled door leading to the staircase rising to first floor with useful cupboard under. Open fireplace, as before, on a raised tiled hearth, air conditioning unit, sisal flooring and radiator.

STUDY 8'1" x 7'9" (2.46 m x 2.37 m) with radiator, sisal flooring and archway through to:-

KITCHEN/DINING ROOM 16'9" x 10'11" (5.10 m x 3.34 m) plus 7'7" x 7'5" (2.3m by 2.27m).

KITCHEN AREA is comprehensively fitted with a matching range of Duck Egg blue painted wooden wall and base units with drawers and granite work surfaces over with bronzed glass tile splashbacks and inset butler sink. Built-in Neff four ring induction hob and double oven/grill in a stainless steel finish and extractor fan. Integrated appliances. Wood effect LVT flooring throughout with underfloor heating.

DINING AREA

Dual aspect with wonderful views over the garden and countryside beyond, radiator, wood effect LVT flooring, underfloor heating and downlighters to ceiling throughout.

FIRST FLOOR LANDING with double glazed window to side. Radiator and hatch to roof space.

BEDROOM ONE 16'4" x 9'10" (4.98 m x 3.00 m) Dual aspect room with double glazed windows to front and side. Fitted double wardrobe, air conditioning unit, radiator.

BEDROOM TWO 10'7" x 9'11" (3.22 m x 3.03 m) with double glazed window to side. Fitted double wardrobe, radiator.

BEDROOM THREE 9'1" x 7'9" (2.77 m x 2.35 m) Currently used as an office / hobbies room with double glazed window to rear with wonderful countryside views. Radiator, built-in wardrobe.

BATHROOM with double glazed window to side. Modern fully tiled suite in white comprising vanity unit with circular wash hand basin over with mixer tap, WC with concealed flush unit and built-in cupboard to side, and panel enclosed bath with shower unit over. Chrome finished towel rail/radiator, downlighters to ceiling, wood effect LVT flooring and extractor fan.

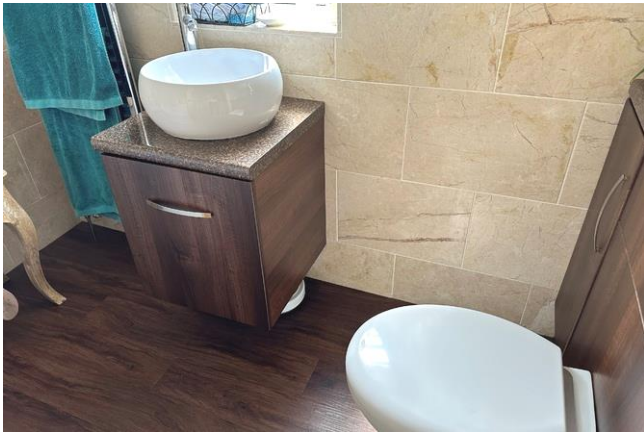
EXTERIOR The Old Police House sits on a good sized plot upon which there has been previous planning permission to extend. It is set back from the road behind a frontage which consists of a slate patio with a raised border and adjacent to this is a path and block paved and concrete driveway providing parking for several vehicles.

REAR GARDEN The rear garden is another outstanding feature of the property. From the Kitchen/Dining room there is a slate terrace which extends to two sides, one of which is covered by a pergola. The first two sections beyond this are predominantly laid to lawn and bordered by shaped beds consisting of a wide range of perennials, shrubs, trees and fruit trees. There is also a delightful ornamental carp pond next to a slate patio. Insulated Summerhouse, with power and light connected, situated to the end, to the left of which is a gravelled path which leads to the remaining garden consisting of a raised vegetable bed, to one side of which is gravelled with the other being predominantly laid to lawn. Timber Shed with light and power connected.

SINGLE GARAGE

Tenure The property is Freehold
Council Tax Band D **EPC** To Follow
Viewing By Arrangement with Pocock & Shaw
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Ref GVD/6717





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.