



Bridge Road, Mepal, Ely, Cambridgeshire, CB6 2AR

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## Grove House, Bridge Road, Mepal, Ely, Cambridgeshire, CB6 2AR

An imposing late 18th century/early 19th century double fronted Grade II listed detached residence, in need of some improvement, which lies in a lovely position on a generous mature plot towards the end of the village overlooking the New Bedford River and countryside beyond.

- Reception Hall & Cloakroom
- Drawing Room
- Dining Room
- Kitchen/Breakfast Room with Utility area
- Four First Floor Bedrooms
- Bathroom & Separate WC
- Floor Area - Approx 262.8m<sup>2</sup> (2828 sq ft)
- Mature Gardens
- Total Plot in Excess of 1.3 acres (STS)

**Guide Price: £695,000**



**MEPAL** is a small, attractive, village which is situated about 8 miles from Ely, 17 miles from Cambridge and 4 miles from Chatteris. There is a primary school and shop/post office in the village. Also, public transport links to Ely & onward connections to Cambridge & London.

**ENTRANCE HALL** with entrance door, staircase rising to first floor, radiator, sash window to front with views towards the bridge and river, door to rear lobby which in turn has steps down to Dining Room, doors to Cloakroom and exterior.

**DRAWING ROOM** 27'4" x 24'4" (8.34 m x 7.41 m) to bay in first part narrowing to 20' 15" (6.12m). Triple aspect room with bay window to rear, window to side and two sash windows to front. Open fireplace (presently not in use) with exposed chimney breast feature, mantle and raised stone hearth. Three radiators.

**CLOAKROOM** with windows to rear. Suite comprising WC and wash hand basin with tiled splashbacks. Radiator.

**STUDY** 14'9" x 7'7" (4.50 m x 2.30 m) with window to side. Radiator.

**DINING ROOM** 17'7" x 12'3" (5.35 m x 3.73 m) with sash window to rear. Open fireplace (presently not in use) with tiled insets, white painted surround and timber mantle shelf. Two radiators. Door leading to extensive storage cellar.

**KITCHEN** 22'10" x 10'2" (6.96 m x 3.09 m) narrowing into Utility area to 6' 7" (2.01m). Dual aspect room with sash windows either side of a door to lean-to, window to side. Fitted with a matching range of natural finish wall and base units with roll edge work surfaces having tiled splashbacks. Inset 1 & 1/4 bowl single drainer sink unit with mixer taps. Built-in cooking appliances include an electric oven/grill and four ring gas (Calor) hob, Rayburn which serves the hot water and limited heating.

**LEAN-TO** 22'4" x 6'5" (6.80 m x 1.96 m) Of metal and glazed construction with door to gardens.

**FIRST FLOOR LANDING** 29'2" x 6'7" (8.88 m x 2.00 m) extending in part to 10' 5" (3.05m). Dual aspect with double glazed window to side and sash window to rear. Door with ladder access to large attic space with potential for development (subject to consents). Radiator.

**BEDROOM ONE** 16'7" x 15'3" (5.05 m x 4.66 m) Dual aspect room with sash windows to front and side, both of which enjoy views over the bridge, river and open countryside beyond. Fitted furniture to one wall comprising two double wardrobes, adjacent to this are matching doors which access to a shower cubicle. Two radiators.

**BEDROOM TWO** 17'9" x 11'10" (5.40 m x 3.60 m) with sash window to rear overlooking the garden. Two radiators.

**BEDROOM THREE** 18'1" x 12'2" (5.50 m x 3.70 m) with sash window to front overlooking the river. Radiator.

**BEDROOM FOUR** 10'4" x 9'9" (3.14 m x 2.98 m) extending to 12' 9" (3.9m). Sash window to front. Built-in cupboard. Radiator.

**BATHROOM** with window to rear. Coloured suite comprising tiled panel enclosed bath with tiled surrounds, mixer tap and shower head over, wash hand basin and radiator.

**SEPARATE WC/CLOAKROOM** with window to rear overlooking the gardens. Tiled surrounds and coloured suite comprising pedestal wash hand basin and WC. Radiator.



## EXTERIOR

Grove House lies towards the end of the village in a wonderful position overlooking the New Bedford River with far reaching countryside views beyond. Next to Grove House there is five bar gate which leads to a gravelled driveway and parking area for numerous vehicles. With a total plot in excess of 1.3 acres, the gardens themselves consist of a woodland, meadow land and grass with a more formal garden and pond overlooked by the study.

Large single garage and adjacent storage shed which also needs some improvement.

**Tenure** - The property is Freehold

**Council Tax** - Band F      **EPC** - Exempt

**Viewing** - By Arrangement with Pocock & Shaw  
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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.

