



Lynn Road, Littleport, CB6 1QG

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Residential sales, lettings & management



# The Chandlery, The Boat Haven Lynn Road, Littleport, Ely, Cambridgeshire, CB6 1QG

A rare opportunity to purchase a versatile four/five bedroom Riverside residence with gardens, parking and mooring, situated on the banks of the River Great Ouse less than 1/2 a mile from the mainline railway station in this sought after well served village location.

- Entrance Hall & Cloakroom
- Garden Room, Study & Utility Room
- First Floor Sitting Room with Balcony
- Dining / Kitchen Areas
- Principal Bedroom Suite with Dressing Area & En-Suite Bathroom
- Three Further Bedrooms (One with En-Suite Shower Room)
- Family Bathroom
- Off Road Parking
- Gardens & River Mooring

**Guide Price: £500,000**





**LITTLEPORT** is a large village situated about 6 miles north of the Cathedral City of Ely. There are shopping facilities, a sports centre and public transport facilities including a railway station on the Ely to Kings Lynn and Kings Cross lines. There are two primary schools in the village, along with a new recently opened Littleport & East Cambs Academy and a further special needs school. The village is by-passed giving easy access to Cambridge, which is about 20 miles away.

**GROUND FLOOR ENTRANCE HALL**

**BEDROOM TWO** 10'6" x 8'11" (3.21 m x 2.72 m)

**EN-SUITE SHOWER ROOM**

**CLOAKROOM**

**GARDEN ROOM** 18'2" x 11'2" (5.53 m x 3.40 m)

**STUDY** 11'1" x 8'0" (3.38 m x 2.45 m)

**BEDROOM THREE** 11'1" x 8'10" (3.38 m x 2.70 m)

**BEDROOM FOUR** 11'1" x 8'2" (3.38 m x 2.48 m)

**BATHROOM**

**UTILITY ROOM**

**FIRST FLOOR SITTING ROOM** 25'4" x 13'11" (7.72 m x 4.23 m)

**DINING AREA** 14'7" x 9'4" (4.45 m x 2.84 m)

**KITCHEN AREA** 9'4" x 8'3" (2.84 m x 2.52 m)

**PRINCIPAL BEDROOM SUITE** 13'3" x 11'10" (4.03 m x 3.61 m)

**DRESSING AREA** 11'10" x 7'2" (3.61 m x 2.19 m)

**EN-SUITE BATHROOM**





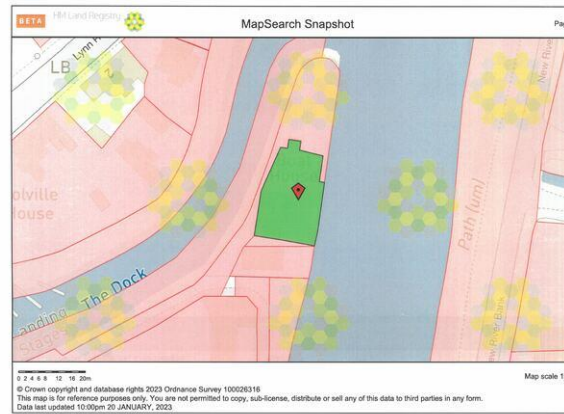
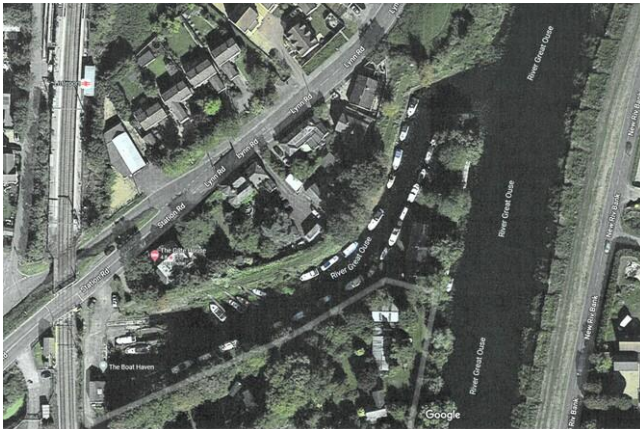
**Tenure** - The property is Freehold

**Council Tax** - Band E

**EPC** D (62/74)

**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)

**Ref** GVD/6618



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. (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