





## ELY ROAD, WATERBEACH, CAMBRIDGE, CB25 9NN

- Cambridge City Centre – approx. 5 miles
- Cambridge North Railway Station - approx. 3 miles
- Waterbeach Railway Station – approx. 1.5 miles
- A14 (Junction 33) - approx. 2 miles
- Ely – approx. 10 miles

### House

3 Reception rooms • Kitchen/breakfast room • Garden room • Utility room & downstairs cloakroom • 6 Bedrooms • 5 Bath/shower rooms • 2 Kitchenettes • Mature gardens • 1 Acre paddock • Ample gravelled parking for numerous cars • EPC rating D

### Annexe

2 Reception rooms • Kitchen • 4 Bedrooms • 3 Bathrooms • Dressing room • Separate garden • EPC rating C

### DESCRIPTION

Meadow Farm offers is a very well presented and spacious detached home offering hugely flexible accommodation in the main house with the added benefit of a detached versatile annexe which is currently run as a successful Airbnb. The property is perfect for those looking for a business opportunity or indeed to provide a family home with secondary accommodation for dependent relatives etc. The main house has three reception rooms, a lovely garden room opening to the garden and a well-fitted kitchen/breakfast room along with six bedrooms and five bathrooms. Two of the bedrooms are situated on the ground floor and have their own separate entrances and kitchenettes. The annexe is in itself a substantial dwelling with stylish, well-laid out living space comprising two reception rooms, a kitchen, four bedrooms and three bathrooms.

**A SUBSTANTIAL PERIOD SIX-BEDROOM DETACHED HOME OFFERING VERSATILE ACCOMMODATION OF OVER 2800SQFT WITH SEPARATE FOUR-BEDROOM ANNEXE SET IN AROUND 2 ACRES OF GARDENS AND GROUNDS.**





This property offers so much in terms of flexibility and space and is the perfect opportunity to purchase a characterful home to suit all requirements.

## OUTSIDE

The property is approached through a wide vehicular entrance giving access to the extensive gravelled parking. It is fronted by mature shrubs and trees and leads round to a paddock. The rear garden is mainly laid to lawn with a large terrace, perfect for entertaining. The annexe has its own secluded, lawned garden with space for al-fresco dining etc. The gardens and grounds extend to around two acres in all.

## LOCATION

Meadow Farm occupies a large plot with pleasant rural outlooks situated between the well-served villages of Milton and Waterbeach. Located just 5 miles north of the centre of Cambridge, the location is ideal for those needing access to the varied amenities the city has to offer along with the business and science parks on the northern fringes. For those needing to commute, there is easy access the A14 (leading to M11 and A11) along with mainline railway stations at Waterbeach and Cambridge North. The village of Waterbeach has a good range of local facilities including public houses, bakery, convenience stores, a pharmacy and riverside walks along with a Tesco supermarket and further amenities in Milton. There is schooling for all ages in the immediate area.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity and gas. Private drainage

**Local Authority:** East Cambridgeshire District Council

**Viewings:** Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330



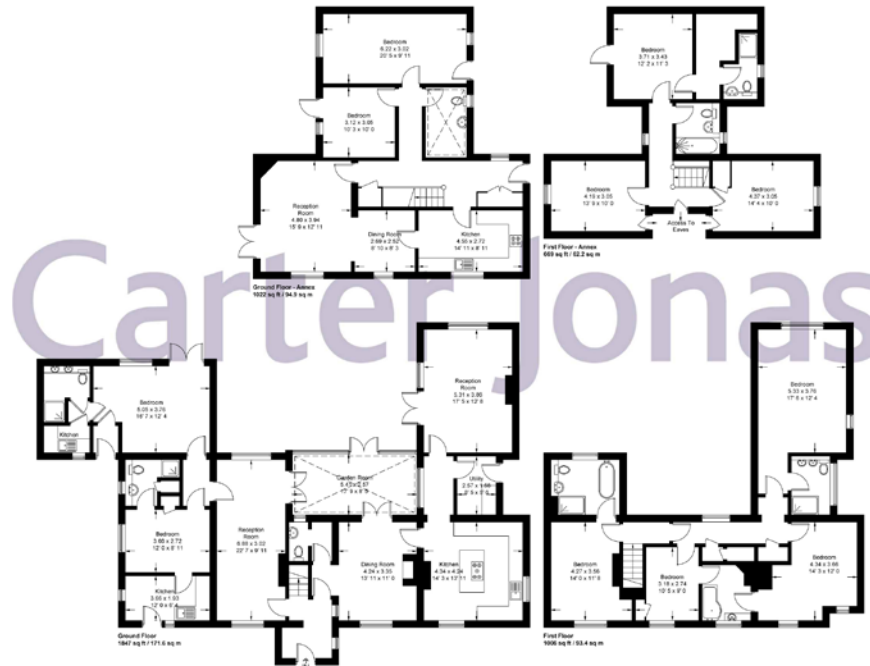


## Meadow Farm, Ely Road

Approximate Gross Internal Area = 2853 sq ft / 265 sq m

Annex = 1691 sq ft / 157.1 sq m

Total = 4544 sq ft / 422.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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