

**Mill Street, Isleham**
**Ely, CB7 5RY**
**Guide Price £265,000**

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# Mill Street, Ely, CB7 5RY

**A delightful Grade II listed period cottage, full of charm and quirky character, occupying a central position in the highly sought-after village of Isleham.**

**Beautifully presented throughout, the accommodation features two spacious reception rooms, both with wood-burning stoves and attractive stone flooring, creating warm and inviting living spaces. A cosy snug provides the perfect area for a home office, reading room or hobby space. The property also offers a fitted kitchen, a ground floor bathroom and two well-proportioned bedrooms.**

**Outside, a gated courtyard leads to an enclosed rear garden, which is predominantly laid to lawn with well-stocked flower and shrub borders, providing an attractive space to relax and entertain. On-street parking is available to the front of the property.**

**Offered for sale with no onward chain, this charming cottage presents an excellent opportunity for those seeking a character home in a well-served village location.**

## Dining Room
11'10" x 17'5"
Front door leading into Dining room, original inglenook fireplace with exposed brick surrounds, inset cast-iron stove. Built in storage cupboard with a window to front aspect.

## Sitting Room
11'7" x 13'11"
Original timber fireplace surround with a slate hearth and inset cast-iron open fire. Window to front aspect.

## Kitchen
Fitted with a range of eye and base level units with worktop over, resin sink with mixer tap over. Integrated hob and space for white goods. Window to rear aspect.

## Study
6'7" x 6'8"
Window to rear aspect.

## Bathroom
Suite comprising of a tiled bath with shower attachment over, WC and vanity sink unit. Window to rear aspect.

## Bedroom 1
11'9" x 14'2"
Built in storage, window to front aspect.

## Bedroom 2
11'9" x 10'11"
Built in storage, window to front aspect.

## Outside Front
Laid to lawn with pathway to front door. Access to rear garden through side gate.

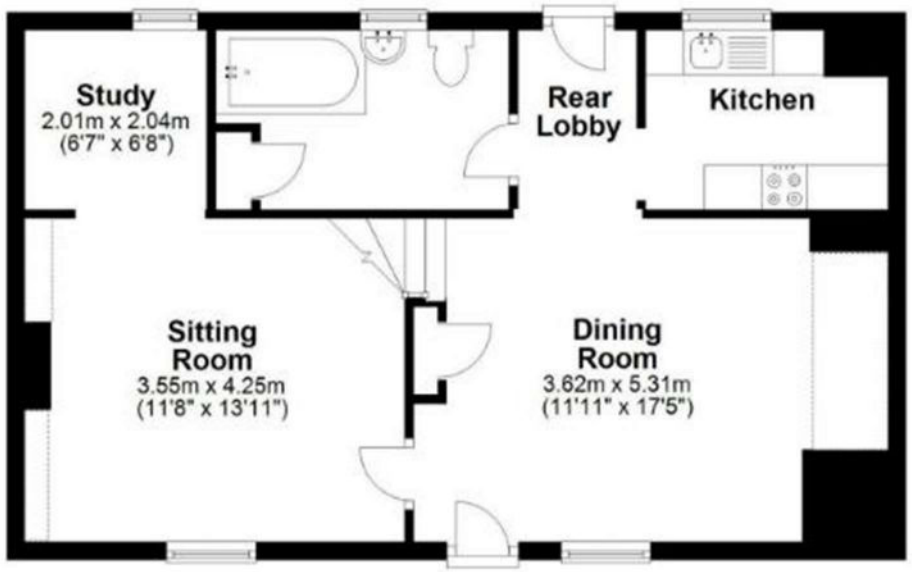
## Outside Rear
Gated courtyard leading to enclosed rear garden, laid to lawn with mature shrubberies. Side gate access to front of property.

## Property Information
EPC - E
Tenure - Freehold
Council Tax Band - B (East Cambs)
Property Type - Terraced House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 54.8 SQM
Parking – On street
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas Mains
Broadband Connected - TBC
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

## Location
Nestled on the edge of the Cambridgeshire Fens, the picturesque village of Isleham offers an exceptional blend of rural charm and modern convenience. Rich in history and surrounded by beautiful countryside, the village provides a selection of local amenities, highly regarded schools, and excellent connections to Ely, Newmarket and Cambridge, making it an ideal setting for an elegant country lifestyle.

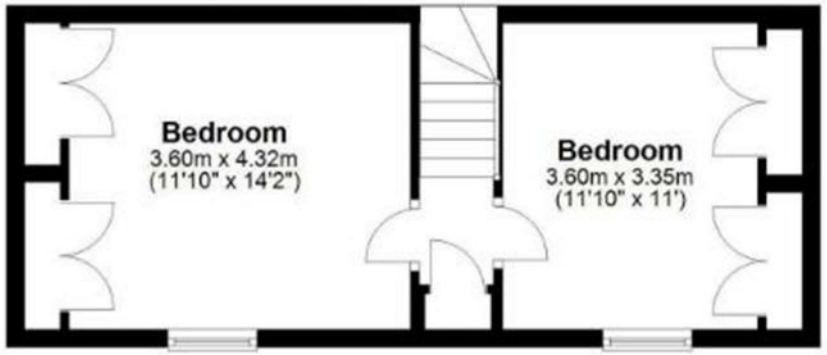
## Ground Floor

Approx. 54.8 sq. metres (589.8 sq. feet)




## First Floor

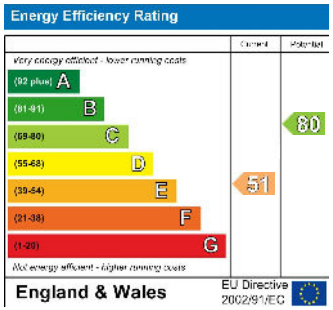
Approx. 31.2 sq. metres (335.4 sq. feet)

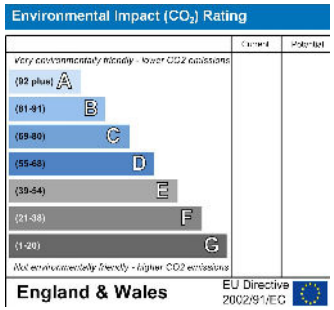



Total area: approx. 86.0 sq. metres (925.2 sq. feet)

- **Highly Sought-After Village**
- **Two Spacious Reception Rooms**
- **Feature Fireplaces**
- **Enclosed Garden**




This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.


























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