



The Old Flint Mill, Mill Corner, Soham CB7 5HT

Guide Price £495,000

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Formerly the Clark & Butcher flint Granary, this substantial townhouse of approximately 2500 sq ft was converted in 1997. It offers stunning countryside views across Soham Lode and Angle Fen and feels very detached from the town and is perfect for country walks and cycle rides to nearby Wicken Fen or along the river to Ely.

Soham is a thriving community with a wide range of amenities including various shops, pubs and restaurants, a health centre, three primary schools and a secondary school. The railway station is a five minute walk and there are several commuter routes to Cambridge and London.

The spacious accommodation is spread over four floors. The entrance hall leads into a large, open plan contemporary fitted kitchen and dining space that leads out onto the riverside terrace. The living room sits prominently on the first floor with doors out on to the balcony that has extensive views over the beautiful fenland countryside. On the second floor is the master bedroom suite that has ample wardrobe storage and south facing windows taking in the views. Two further bedrooms and contemporary bathroom complete the top floor.

Viewing highly recommended.

Entrance Hall

With glass door leading to the kitchen/dining room. Generous understairs storage cupboard. Door to cloakroom. Radiator. Porcelain tiled flooring.

Kitchen/Dining Room

30'4" x 13'5"

Stunning, contemporary kitchen/dining room with a range of fitted Zola-Matte Graphite & Schuller Moderna Chalet Oak cupboards and storage drawers with Neolith Iron Copper Solid Sintered Stone work surfaces. Inset sink and drainer with Quooker Fusion 3 in 1 hot/cold & boiling matt black tap over. Inset Siemens Flex induction hob with extractor over. Integrated Siemens double oven and combi microwave and warming drawer. Integrated fridge/freezer, dishwasher and washing machine. Integrated dual zone wine cooler. Built-in, matching peninsula, incorporating seating bench with storage under, with concealed LED lighting. Floating unit in Schuller Moderna Chalet Oak with concealed LED lighting. Attractive exposed brick feature wall. Porcelain tiling throughout. Vertical radiator. Dual windows to the side aspect. French doors leading to the rear patio area. Remote control blinds. Glass door leading to entrance hall.

Cloakroom

White suite comprising low level, concealed cistern, W.C. and hand basin. Radiator. Porcelain tiled flooring. Door to the entrance hall.

Landing

With doors leading to the living room. Window to the front aspect. Stairs leading to the ground floor and 3rd floor. Radiator.

Living Room

30'4" x 13'5"

Spacious, light living room with exposed cherrywood flooring. French doors lead to the balcony with beautiful views over the surrounding countryside. Window to the side aspect. Door to landing.

Landing

With doors leading to Master bedroom. Spacious airing cupboard. Window to the front aspect. Stairs leading to the 2nd and 3rd floors. Radiator.

Master Bedroom

30'4" x 13'5"

Spacious, light bedroom with dual aspect windows. Exposed cherrywood flooring. Radiator. Doors to the en suite and landing.

Dressing Area

Range of built-in wardrobes providing ample storage. Exposed cherrywood flooring. Radiator.

En Suite

Contemporary white suite comprising low level, concealed cistern, W.C., tiled counter top with bowl hand basin with free standing mixer tap over and walk-in shower cubicle with wall mounted shower. Attractively tiled to wet areas. Exposed wooden flooring. Ladder radiator. Obscured window. Door leading to the Master bedroom.

Landing

With doors leading to bedrooms 2 and 3 and bathroom. Stairs to the 3rd floor.

Bedroom 2

14'4" x 13'5"

Spacious double bedroom with exposed cherrywood flooring. Dual aspect windows with beautiful views. Radiator. Door to landing.

Bedroom 3

15'1" x 9'11"

Spacious double bedroom with exposed cherrywood flooring. Generous wardrobe. Window to the side aspect. Radiator. Door to landing.

Bathroom

Contemporary bathroom with white suite comprising low level, concealed cistern, W.C., freestanding Roca bowl hand basin with mixer tap over, walk-in shower cubicle with wall mounted shower and recessed oval bath with mixer tap over. Travertine stone tiling throughout. Ladder radiator. Obscured window. Door to landing.

Outside - Front

Gravel driveway providing parking for 2 cars, leading to the garage with up and over door.

Outside - Rear

Patio area with French doors leading to the kitchen/dining room. With low railings to the border with a private walkway beyond and views overlooking the surrounding countryside and small watercourse, perfect for watching local wildlife. Pedestrian door to access the studio and garage.

Garage/Studio

11'4" x 9'3"

Remote controlled up and over door. Power and light, offering

a versatile range of uses. NB: currently used as a studio, can easily be converted back to garage as only a partition wall. Pedestrian door to the rear.

PROPERTY INFORMATION

EPC - B

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 203 SQM

Parking – Off Road & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating Sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

NB: Some of the internal images have been staged for marketing purposes

Location

Soham is a small town located in Cambridgeshire, England, known for its community atmosphere and historical sites. It features various shops, including local bakeries, convenience stores, and independent retailers, alongside amenities like schools, parks, and healthcare facilities. Key distances include approximately 6 miles to Ely City centre, 8 miles to Newmarket town centre, 15 miles to Cambridge city centre and about 25 miles to Bury St Edmunds, making it well-positioned for access to urban conveniences while retaining its rural charm. The town is also well served by public transport, contributing to its connectivity with nearby areas.



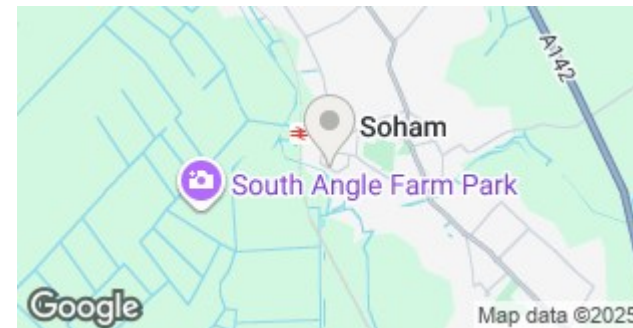


TOTAL FLOOR AREA : 2105 sq.ft. (195.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- **Substantial Semi-Detached House**
- **Accommodation Over Four Storeys**
- **Stunning Kitchen/Dining Room**
- **Spacious Living Room**
- **Master Bedroom with Contemporary En Suite**
- **Two Further Bedrooms**
- **Contemporary Bathroom**
- **Courtyard Garden**
- **Garage/Studio**
- **Viewing Highly Recommended**



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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