



**Walnut Tree Farm,**  
2 Prickwillow Road, Isleham, Cambs,  
CB7 5RG

**Guide Price £775,000**



Rare opportunity to purchase a family home with equestrian facilities. Measuring approximately 4.91 acres (stms) in total, the property consists of a 2,400 sq ft, 4 bed detached home, with 2 receptions, 2 kitchens, bathroom, WC, ensuite, 2 reception rooms & a reception hall. There are currently 5 paddocks suitable for horses, 2 large barns, split into 5 separate spaces, a block consisting of 5 stables, Feed shed and wash bay, tack room and various other outbuildings, carport & all-weather rubber menage.



## Isleham

Isleham is an historic rural fenland village with population of circa 2,500 lying in the south-east corner of Cambridgeshire. It is situated about 6 miles north-east of the racing town of Newmarket, 8 miles from Ely, and about 5 miles from Mildenhall. The A14 is readily accessible providing links to major road networks. The village has 3 churches, 4 shops and 3 Public Houses, a community centre where there are also cricket and football pitches, a Multi Use Games Area (MUGA) for tennis etc and a skate park. A popular attraction is the nearby Marina. There is a pre-school playgroup and a primary school catering for four and a half to eleven-year-olds from Isleham & surrounding villages.



## Lobby

Part glazed entrance door. Coved ceiling with light point.

## WC - 2.39m x 1.19m (7'10" x 3'11")

Double glazed window to the front aspect. Low level WC. Wash basin in vanity unit with mixer tap. Radiator. Tiled splash areas. Coved ceiling with light point.



## Reception/Utility - 6.02m x 4.5m (19'9" x 14'9")

Double glazed window to the rear aspect. Two radiators. Stairs to the first floor. Coved ceiling with spotlights. Built-in understairs storage cupboards and further storage to one wall with work surface incorporating a sink with mixer tap and spaces and plumbing for washing machine and tumble dryer.

## Family Room - 4.57m x 4.42m (14'11" x 14'6")

Double glazed patio doors to the rear aspect. Radiator. Electric fire and fire surround. Coved ceiling with light point.



## Kitchen/Diner - 6.12m x 3.94m (20'1" x 12'11")

Range of units at base and wall level with work surfaces incorporating a one and a half bowl sink with mixer tap. Two double-glazed windows and part double-glazed door to the front garden. 4-Ring electric hob with stainless-steel canopy over. Integrated fridge/freezer. Indesit Integrated double ovens. Integrated dishwasher. Radiator. Coved ceiling with 3 ceiling light points.

## Landing

Double glazed window to the rear aspect. Ceiling light point. Door to:



**Bedroom 1** - 4.93m x 4.5m (16'2" x 14'9")

Double glazed windows to the front aspect and double-glazed door to Juliette style balcony. Sloped ceilings. Built-in wardrobes. Two ceiling light points. Radiator. Built-in cupboard with shelving. Door to:

**Ensuite** - 4.9m x 2.51m (16'1" x 8'3")

Pedestal wash basin. Low level WC. Radiator. Panelled bath with mixer tap and shower attachment over. Double glazed Velux style window to the rear aspect. Tiled splash areas. Access to loft space. Separate shower cubicle.



**Kitchen 2** - 6.4m x 3.51m (21'0" x 11'6")

Range of units at base and wall level with work surfaces over and incorporating a one and a half bowl sink with mixer tap. Rangemaster with 4 ovens and 5 rings over and a Rangemaster extractor canopy over. Double glazed window and patio doors overlooking the rear garden. Space and plumbing for dishwasher. Space for American style fridge freezer. Radiator. Coved ceiling with spotlights. Door to Lounge/Diner. Door to



**Living Room** - 8.48m x 3.68m (27'10" x 12'0")

Two double-glazed bay windows to the side aspect. Two radiators. Central heating thermostat. Coved ceiling with two light points.



**Inner Hall** - 1.22m x 1.07m (4'0" x 3'6")

Stairs to first floor. Ceiling light point.

**Bathroom** - 3m x 1.65m (9'10" x 5'5")

Tiled splash areas. Wash basin in vanity unit with cupboards under. 'P' Shaped panelled bath with mixer tap and shower attachment and screen. Low level WC. Heated towel rail. Extractor fan. Coved ceiling with light point. Double doors to airing cupboard with hot water tank and shelving.

**Bedroom 3** - 3.53m x 3.33m (11'7" x 10'11")

Double glazed window to the front aspect. Coved ceiling with light point. Arch to:

**Dressing Room** - 2.84m x 2.51m (9'4" inc wardrobes x 8'2")

Range of built-in wardrobes/cupboards. Radiator. Double glazed window to the front aspect.

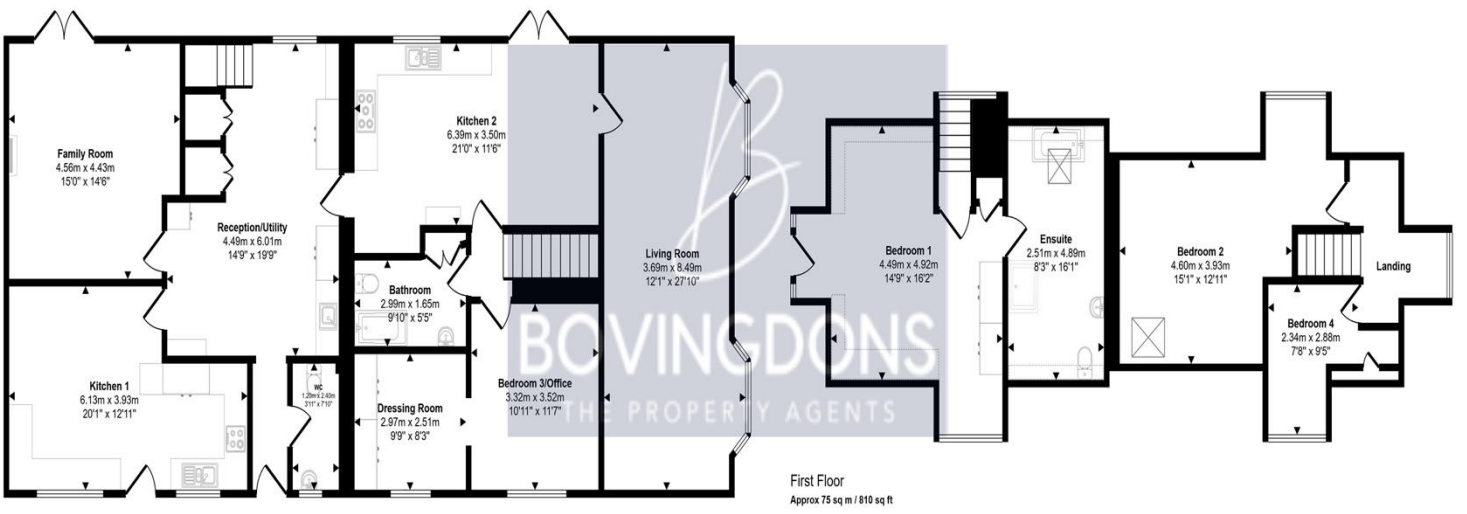
**Landing**

Double glazed window to the side aspect. Radiator. Access to loft space. Ceiling light point.





Approx Gross Internal Area  
237 sq m / 2554 sq ft



Ground Floor  
Approx 162 sq m / 1745 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Bedroom 2** - 4.6m x 3.94m (15'1" x 12'11")

Double glazed window to the rear aspect and Double-glazed Velux style window to the front aspect. Sloped ceiling. Eaves storage space. Radiator. Ceiling light point.

**Bedroom 4** - 2.87m x 2.34m (9'5" x 7'8")

Double-glazed window to the front aspect. Radiator. Ceiling light point.

**Outside**

The property is approached from Prickwillow Road via a small track and there is an area for parking outside. Large electric double gates lead into the rear yard. There is a personal timber gate leading into the inner courtyard and the front garden with paved pathway to the house. The garden is laid mainly to gravel chippings and has a garden shed. There is an Oil-fired boiler which serves the central heating and hot water. Adjacent the garden is a block of 6 stables, wet room and tack room all of which have lighting. To the rear of the stable block is a small area of garden with fruit trees and a chicken coup.

There are several other buildings surrounding the inner courtyard. The front barn is split to comprise one area of approximately 19'4" x 12'0" with a window to the front and Fluorescent strip light. The remainder provides storage for agricultural machinery with power and light and measures approximately 30' x 19'.

Another timber barn is split into two areas both approximately 19'7" x 12'5" and have power and light with concrete floors.

Behind this barn is a carport providing cover for several vehicles and a timber workshop of approximately 15'2" x 10'2" with lighting. There are formal gardens to the rear of the house with large conifers to the boundary.

**Property Information.**

Local Council is East Cambridgeshire District Council  
Council Tax Band is E

Property is Freehold with title number CB132815

No restrictive Covenants, Wayleaves, Easements or Rights of Way

Flood Risk is Low.

Estimated Broadband Speeds - Tba.



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