



## Jay Jay Lodge

Waterside, Isleham, CB7 5SH

**Guide Price £695,000**



Excellent and unique residential or commercial business opportunity set in a riverside location at the edge of this popular village. Set on around 1.07 acres(stms) the property comprises 4 separate floating homes , ranging from 1 to 3 bedrooms and a studio, all with their own garden spaces plus communal grounds, parking and a range of outbuildings. This is a great opportunity for either a family home or as a business for rental income.





## 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 northeast 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.

### Unit 1 (The Jay)

#### **Lobby/Utility** - 2.41m x 1.93m (7'11" x 6'4")

Double glazed window and part double glazed stable door to the front aspect. Three storage cupboards, one with space and plumbing for automatic washing machine and tumble dryer. Further storage cupboard with fuse box. Wood flooring. Spotlights. Door to:

#### **Open Plan Living** - 10.21m x 6.3m (33'6" x 20'8")

Wood flooring. Vaulted ceiling with spotlights. Double glazed windows to the front and rear aspects and double-glazed patio doors to the side and rear aspects. Range of kitchen units at base and wall level with quartz work surfaces and a one and a half bowl sink with mixer tap. Eye level integrated microwave oven. Full height integrated fridge. Integrated dishwasher. Central island with matching work surface. Rangemaster with 4 ovens/warmers and a gas hob above with extractor over. Tiled splash areas.

#### **Bedroom 1** - 3.86m x 3.25m (12'8" x 10'8")

Double glazed window to the front aspect. Built-in furniture to include wardrobes and drawer units. Wooden ceiling with spotlights. Central heating thermostat.

#### **Bedroom 2** - 3.25m x 2.34m (10'8" x 7'8")

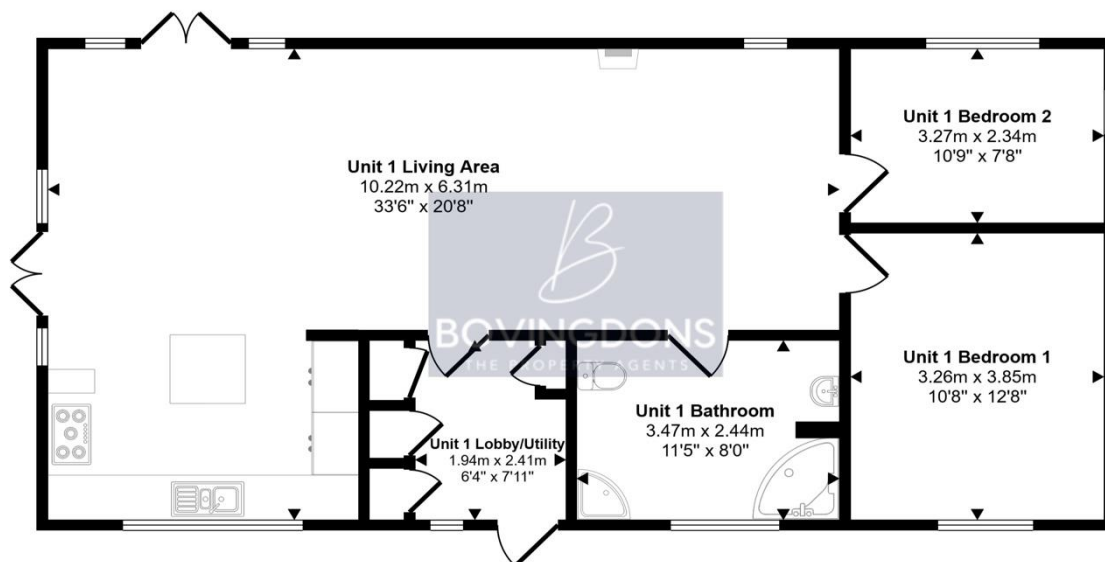
Double glazed windows to the front & rear aspects. Radiators. Spotlights.

#### **Bathroom** - 3.48m x 2.44m (11'5" x 8'0")

Corner bath. Double glazed window to the front aspect. Wood ceiling with spotlights. Work top with integrated sink and mixer tap, with cupboards under. Mirrors as seen. Walk in shower to corner. Heated towel rail. Low level WC.

### **Outside**

Block paved patio garden with raised flower beds.



Unit 1  
Approx 86 sq m / 931 sq ft

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.







## Unit 2 (The Heron)

### **Lobby/Utility** - 1.73m x 1.24m (5'8" x 4'1")

Cupboard housing floor mounted Worcester Oil fired boiler serving central heating and hot water. Fuse Box. Spotlights. Space and plumbing for automatic washing machine and tumble dryer. Folding door to the living area.

### **Open Plan Living.** - 8.69m x 6.02m (28'6" x 19'9")

Wood flooring. Two double glazed picture windows to the rear aspect. Two double glazed windows to the side aspect. Double glazed patio doors to the front aspect. Range of kitchen units at base and wall level with work surfaces over incorporating a one and a half bowl stainless-steel sink with mixer tap. Space for upright fridge/freezer. Integrated single electric oven. 4-ring induction hob. Splash-back and a Bosch Stainless-steel extractor canopy over. Vaulted ceiling with spotlights. Two radiators. Steps up to landing to bedroom 1 and steps down to bedrooms 2 & 3.

### **Landing**

Access to WC and bedroom 1.

### **WC** - 1.78m x 1.04m (5'10" x 3'5")

Low level WC. Pedestal wash basin. Spotlight. Double glazed window to the rear aspect.

### **Bedroom 1** - 3.43m x 2.92m (11'3" x 9'7")

Double glazed window to the front aspect. Radiator. Walk-in wardrobe to corner. High level storage cupboard. Spotlights.

### **Bedroom 2** - 2.84m x 2.84m (9'4" x 9'4")

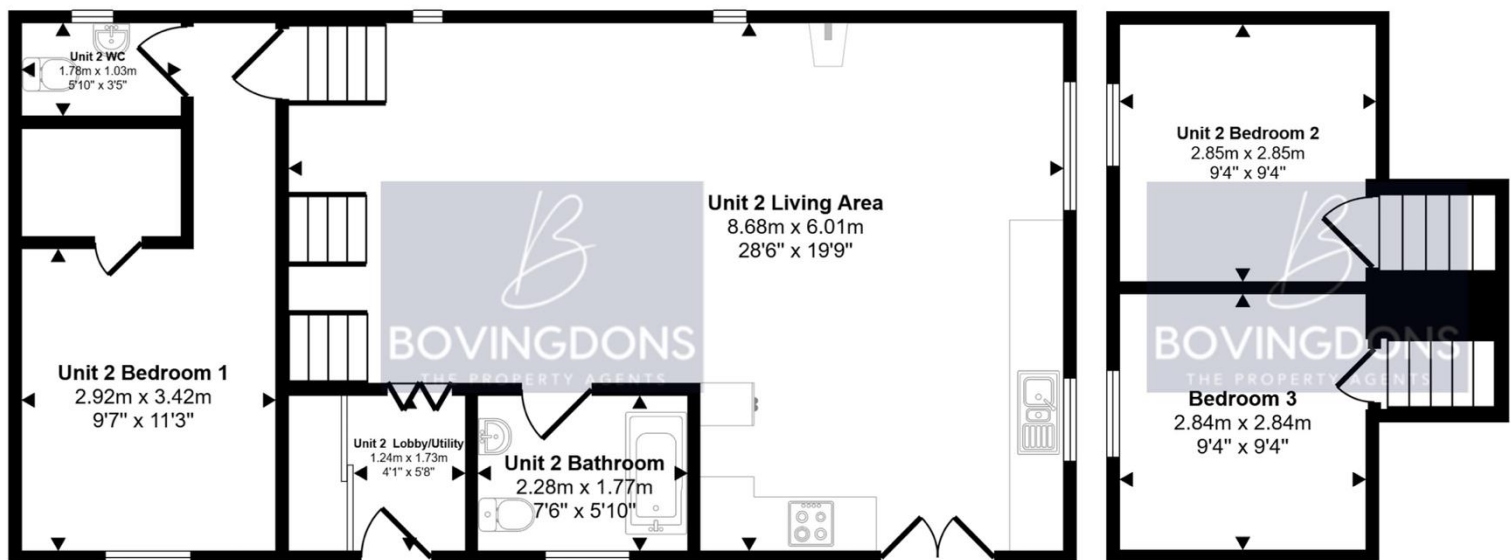
Double glazed window to the side aspect. Radiator. Spotlights.

### **Bedroom 3** - 2.84m x 2.84m (9'4" x 9'4")

Double glazed window to the side aspect. Radiator. Spotlights.

### **Outside**

Outside water tap. Block paved patio area. Access to communal gardens.



Unit 2

Approx 70 sq m / 752 sq ft

Unit 2

Approx 20 sq m / 213 sq ft





### Unit 3 (The Cuckoo)

**Hall** - 2.31m x 0.97m (7'7" x 3'2")

Part double glazed entrance door. Radiator. Spotlights. Door to living area and door to:

**Utility** - 2.31m x 0.81m (7'7" x 2'8")

Fuse Box. Stopcock. Space and plumbing for automatic washing machine and tumble dryer with shelf above. Spotlights.

**Living Area** - 5.84m x 4.6m (19'2" x 15'1")

Range of kitchen units at base and wall level with work surfaces over incorporating a xxxxx sink unit with mixer tap. Integrated dishwasher. Free standing double oven with 4-burner gas hob above and extractor over. Two Double glazed windows to the front aspect. Radiator. Double glazed window and double-glazed patio doors to the rear aspect and deck. Log burner to the corner on a raised tiled hearth. Spotlights. Doors to bedroom and shower room.

**Bedroom** - 4.67m x 2.97m (15'4" x 9'9")

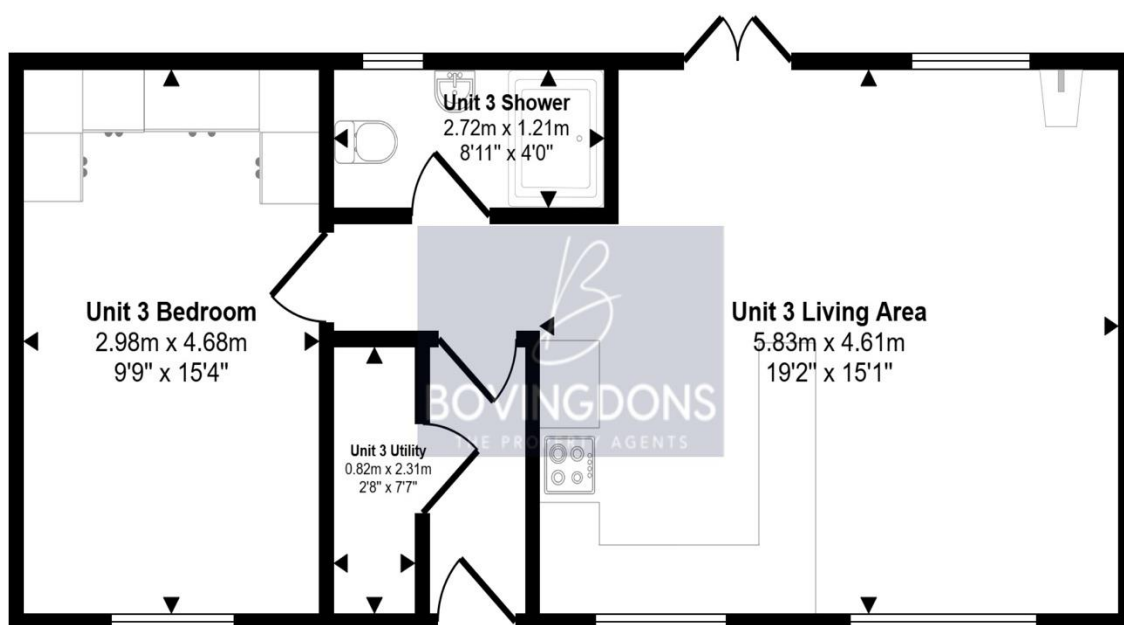
Double glazed window to the rear aspect. Radiator. Spotlights. Built-in cupboards and wardrobe to one wall.

**Shower Room** - 2.72m x 1.22m (8'11" x 4'0")

Shower cubicle. Extensive tiling. Wash basin in vanity unit with mixer tap and cupboard under. Low level WC. Extractor. Shaver socket. Heated towel rail. Double glazed window to the rear aspect.

### **Outside**

Block paved patio garden. Shed with power and light and further storage shed. Access to deck surround.



### **Unit 3**

**Approx 52 sq m / 555 sq ft**

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## Unit 4 ( The Robin)

### **Living Area.** - 10.39m x 5.41m (34'1" x 17'9")

Double glazed entrance door. Laminate flooring. Spotlights. Built -in storage cupboards with folding doors and cupboard housing hot water tank. Open to living area with range of kitchen cabinets at base and wall level with work surfaces over incorporating a single bowl stainless steel sink with mixer tap. Integrated single fridge. Integrated oven with 4-ring electric hob and stainless- steel extractor over. Island with work surface and cupboards under. Double glazed windows to the front and rear aspects and double-glazed patio doors with shutters to the side aspect and deck overlooking the river. Radiator. Central heating thermostat. Spotlights.

### **Bedroom 1** - 3.07m x 2.9m (10'1" x 9'6")

Double glazed window to the rear aspect. Radiator. Spotlights.

### **Bedroom 2** - 3.02m x 2.9m (9'10" x 9'6")

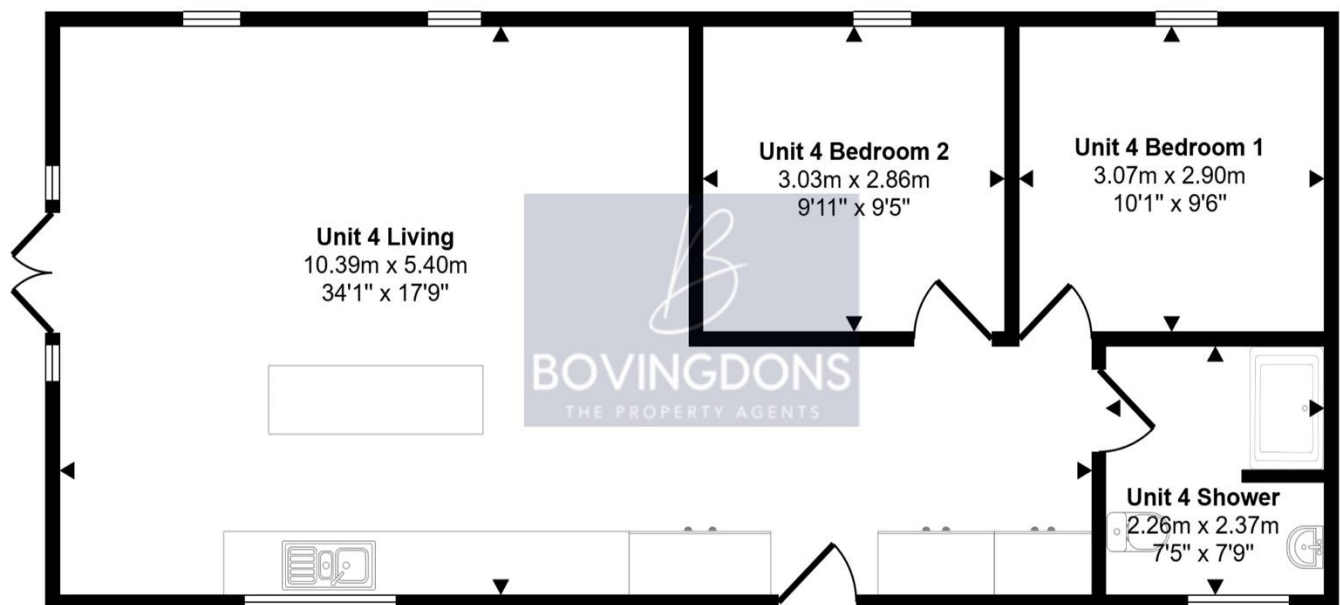
Double glazed window to the rear aspect. Radiator. Spotlights. Access to roof space.

### **Shower Room** - 2.36m x 2.26m (7'9" x 7'5")

Tiled double width shower cubicle. Fully tiled walls and floor. Heated towel rail. Low level WC. Wash basin on tiled worktop with mixer tap. Shaver socket. Double glazed window to the front aspect with shutters. Spotlights.

### **Outside**

Private block paved patio garden with timber fencing to boundaries. Raised flower bedding. Access to deck around the unit and the communal garden areas.



### **Unit 4**

Approx 69 sq m / 744 sq ft

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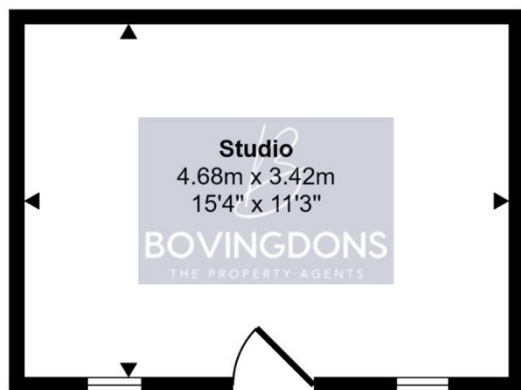






### Studio - 4.67m x 3.43m (15'4" x 11'3")

Two double glazed windows to the front aspect. Two fluorescent strip lights. Fuse Box.



### Studio

Approx 16 sq m / 172 sq ft

### General Grounds.

The grounds are mainly communal although each unit has its own allocated bloc paved patio areas. There are mature trees and shrubs, raised bedding, Oil Tank, Poly Tunnel and decking areas. The site is gated and has a good-sized parking/reception area to the front with a number of good-sized timber garages/workshops. Each unit has a small area of decking giving access/views to the river.







## EPC COMMISSIONED

### Property Information.

Local Council is East Cambridgeshire District Council.

Council Tax Band is A.

The property is Freehold with registered title CB339820

Flood risk is stated as high but seller reports no flooding in over 25 years.

Mains water and Electricity are connected. Oil and LPG gas supply heating and cooking areas.

There is an onsite filtered sewage system.

There are no Restrictive Covenants, Wayleaves, Easements or Rights of Way.

Total land plot is circa 1.07 acres (Stms)

Excellent business opportunity - Must be viewed to appreciate.

Boat license, boat safety certificate or EPC not required on units 2-4.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.