

3 High Street, Mepal, Cambs, CB6 2AW

david clark & company

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An exceptional Grade 2 listed detached four/five-bedroom family residence extending to approximately 2,872 sq ft, beautifully presented throughout and occupying a generous landscaped plot with stunning gardens and versatile accommodation arranged over three floors.
Finished to an outstanding standard, Pond Farm seamlessly blends contemporary family living with timeless character, creating a home of considerable style and substance.
The heart of the property is the impressive open-plan kitchen, breakfast and family room. Featuring bespoke cabinetry, quality work surfaces, a substantial central island and exposed timber beams, this superb space has been thoughtfully designed for both everyday living and entertaining. The kitchen flows effortlessly into the garden room/conservatory, where large windows frame views across the beautifully landscaped grounds and flood the room with natural light.
A spacious dual-aspect sitting room provides an elegant principal reception space, while the ground floor also benefits from a separate utility room, family bathroom and a versatile gym/studio, ideal as a home office, fitness suite or additional reception room. The downstairs also has the benefit of Antique oak flooring throughout with underfloor heating as well as a wood burner providing heat and warmth ideal for those winter evenings and air conditioning in the main rooms for the summer.
The first floor offers three generous double bedrooms, including two with en-suite facilities.
Occupying the entire second floor is a luxurious principal suite, comprising a substantial double bedroom, private en-suite shower room and an impressive walk-in dressing room (or could be converted into bedroom 5 again), creating a private sanctuary away from the main family accommodation.

Features

- Exceptional detached family home
- Approximately 2,872 sq ft (266.8 sq m)
- Four/Five double bedrooms
- Principal suite with dressing room and en-suite
- Four bath/shower rooms
- Stunning open-plan kitchen, breakfast and family room
- Beautiful garden room/conservatory
- Underfloor heating and log burning stove and air conditioning units.
- Landscaped English gardens with pond and greenhouse
- Extensive parking for five or more vehicles







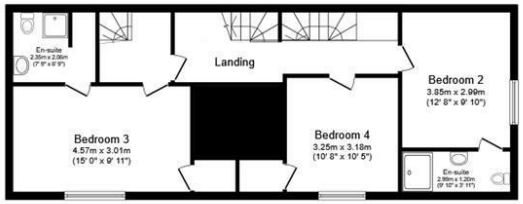

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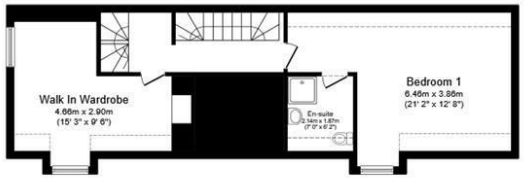




Ground Floor



First Floor



Second Floor

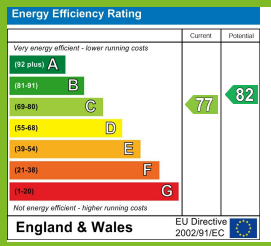
Total floor area: 266.8 sq.m. (2,872 sq.ft.)

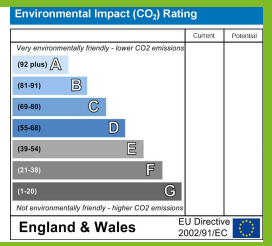
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

TENURE
Freehold

SERVICES
Water, Electricity and Drainage.

LOCAL AUTHORITY
East Cambs





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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