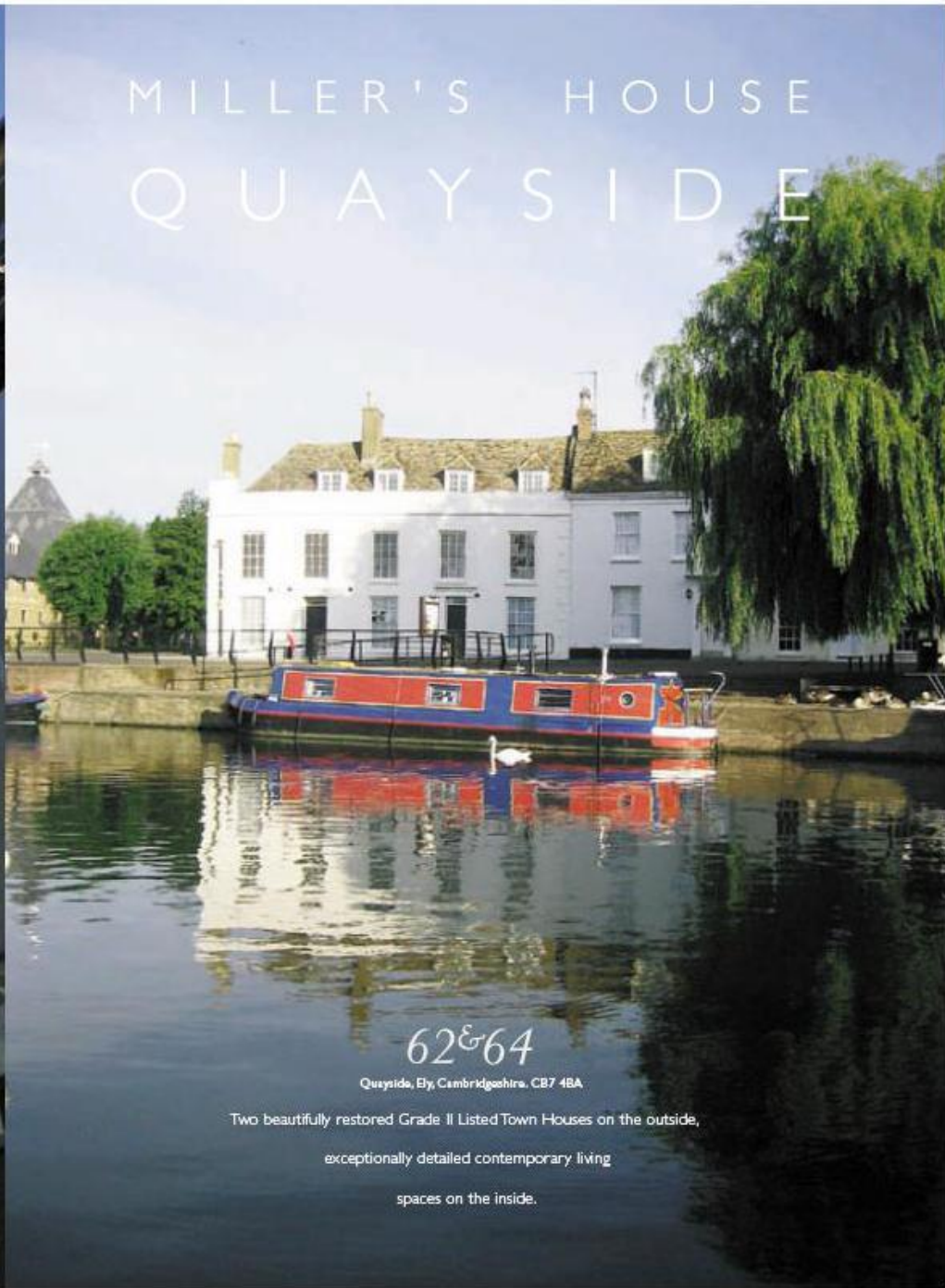




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MILLER'S HOUSE QUAYSIDE

62&64

Quayside, Ely, Cambridgeshire, CB7 4BA

Two beautifully restored Grade II Listed Town Houses on the outside,
exceptionally detailed contemporary living
spaces on the inside.



Miller's House stands in one of the most unique and inspiring positions overlooking the Great River Ouse.

Historic architectural features have been restored and complimented with carefully designed additions forming two uplifting living spaces with views over the river from first floor sitting rooms and views of the imposing Cathedral to the rear. Both houses are connected to sunbathed, secluded and quiet outdoor spaces created using a combination of slim-strip hardwood decks, tumbled limestone and travertine. A walled, landscaped town garden can be enjoyed at 62, whilst 64 benefits from an enclosed courtyard and two roof terraces protected by a bespoke balustrade and planters filled with box hedge. Behind the Quayside elevations and under the traditional peg tiled roof, the interiors are classic in colour and materials. Twists of contemporary touches throughout seamlessly blend the old with the new.



62 Quayside

General Layout

Ground Floor

Entrance hall into reception room
Reception/dining room
Cloakroom
Open plan kitchen, garden room

First Floor

River lounge
2 Double bedrooms both connected to large bathroom with bath and walk-in shower

Second Floor Front Attic

Double bedroom
bathroom with walk-in shower

Second Floor Rear Attic

Double bedroom
bathroom with walk-in shower

Net internal floor area (scaled from drawings)

224 square metres / 2410 square feet

Finishes

Engineered oak wide plank flooring to first floor reception rooms. Solid wide plank oak flooring to all first floor and stairs to rear attic. Attic rooms are a combination of solid wide plank oak and Axminster carpet. Natural limestone flooring to kitchen, all bathrooms and wet rooms.

Services

Ground floor rooms are heated with underfloor heating controlled with individual zone thermostats. Other floors are heated by flat panel radiators. Hot water and heating is supplied by a low energy condensing gas boiler.

Exterior Spaces

Access to rear shared parking via electric gates on Ship Lane.
Walled landscaped town garden with gated access to parking area.

Painted, hand made kitchen

with a combination of dovetailed solid oak and stainless steel soft-close drawers.

Six burner gas hob, built-in single oven, combination oven/microwave and warming drawer.

Integrated dishwasher, Fisher and Paykel fridge freezer with chilled

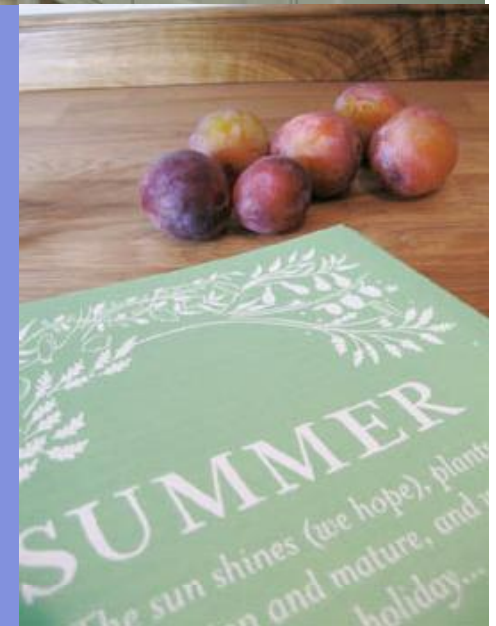
filtered water and ice maker. Absolute Black granite

and solid oak block worktops.



Hell's
kitchen? Not
a hope.

Everything is at hand for
a cheeky Ciabatta or a
Sunday lunch for the
whole gang and if lamb is
on the menu don't forget
to pick some rosemary
from the garden.





Rosemary & time... ...to relax

French doors link the kitchen to the walled garden. Perfect for lazy summer evenings reading a good book with a cold beer or al fresco entertaining with friends.





64 Quayside

General Layout

Ground Floor

Entrance hall and stairs to first floor.
Reception/dining room
Open plan kitchen, garden room with laundry room
Cloakroom

First Floor

Large glazed landing with picture window
River lounge
Guest double bedroom with en-suite and terrace
Double bedroom
Wet room

Second Floor

Double bedroom with oak doors to upper terrace
Double bedroom with en-suite, Double basins and Duravit bath.

Net internal floor area (scaled from floor plans)

226 square metres / 2431 square feet

Finishes

Engineered oak wide plank flooring to first floor reception rooms. Solid wide plank oak flooring to all first, second floor and stairs. All wc's are Duravit 2nd Floor with soft close seats. Natural limestone flooring to kitchen and wet rooms. En-suite to second floor is finished in tumbled marble.

Services

Ground floor rooms are heated with underfloor heating controlled with individual zone thermostats. Other floors are heated by flat panel radiators.

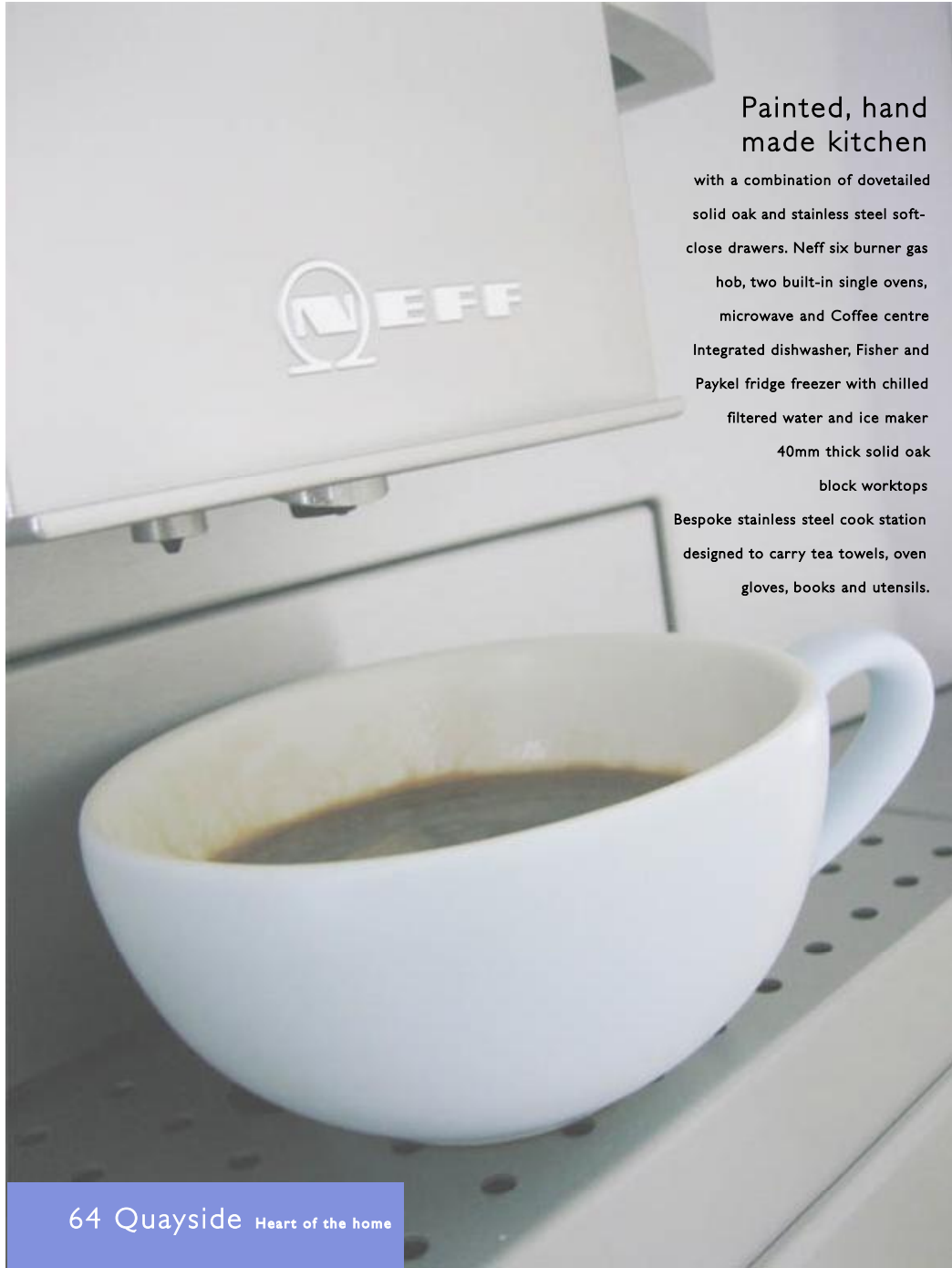
Hot water and heating is supplied by a low energy condensing gas boiler.

Exterior Spaces

Access to rear shared parking via electric gates on Ship Lane.

Secluded travertine tiled courtyard, with gated access to parking area. Lower and upper terraces.





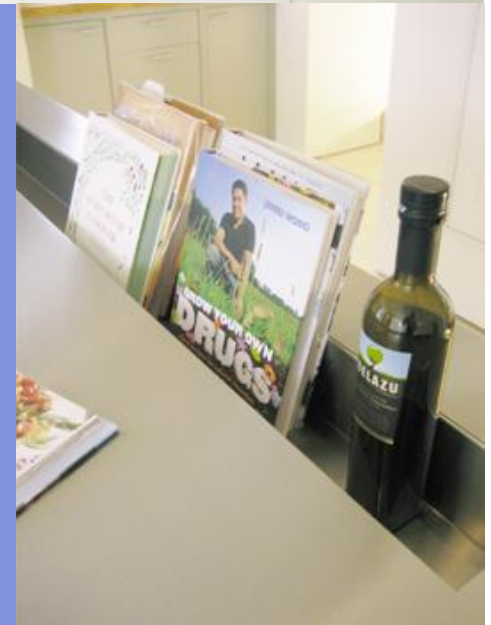
Painted, hand made kitchen

with a combination of dovetailed solid oak and stainless steel soft-close drawers. Neff six burner gas hob, two built-in single ovens, microwave and Coffee centre Integrated dishwasher, Fisher and Paykel fridge freezer with chilled filtered water and ice maker 40mm thick solid oak block worktops Bespoke stainless steel cook station designed to carry tea towels, oven gloves, books and utensils.



Wake up and smell the coffee.

Full height Oak doors open out to reveal the travertine courtyard where you can still see all the action from behind your bespoke cook station.





A view to buy for.

The lower terrace is reached from the rear bedroom, ideal for your favourite guests although they may never want to leave! Quiet and relaxing, both terraces have great views but offer privacy with a screen of planted box hedge.

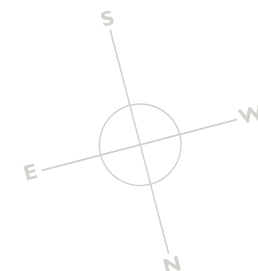
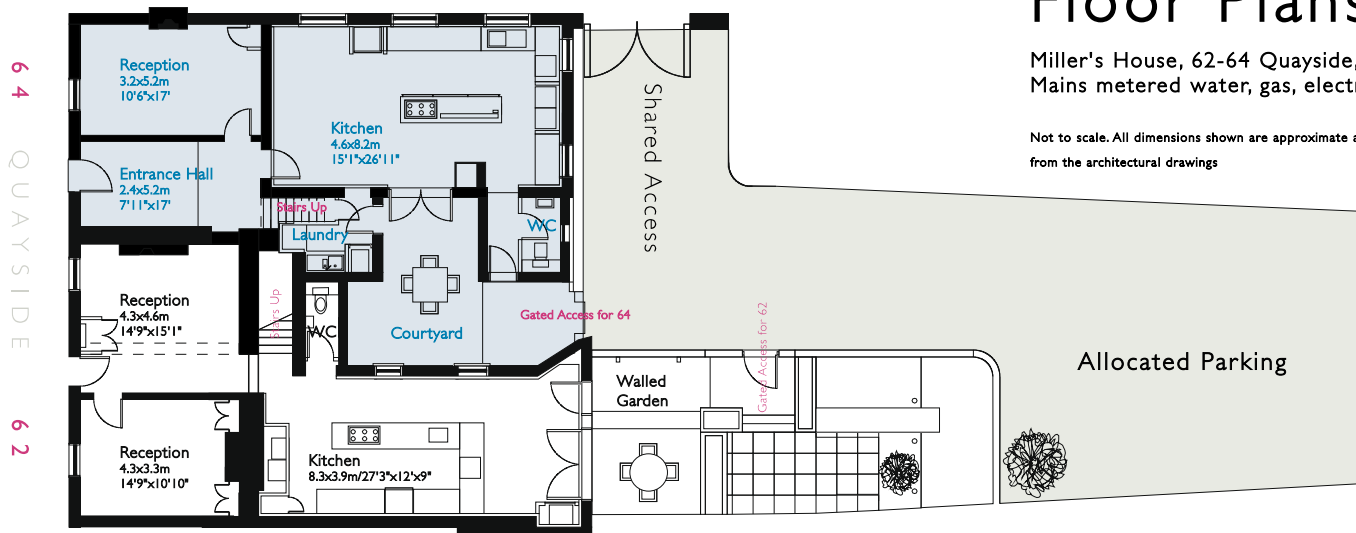


SHIP LANE

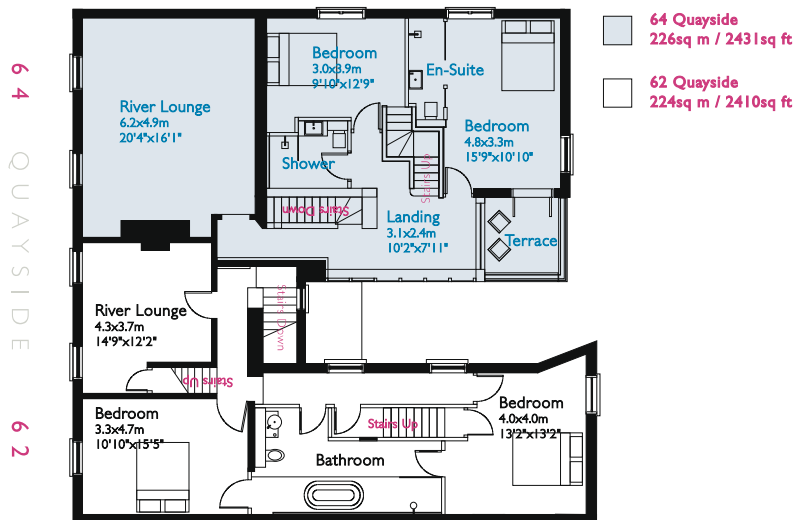
Floor Plans

Miller's House, 62-64 Quayside, Ely, Cambridgeshire. CB7 4BA
Mains metered water, gas, electricity and drainage are connected.

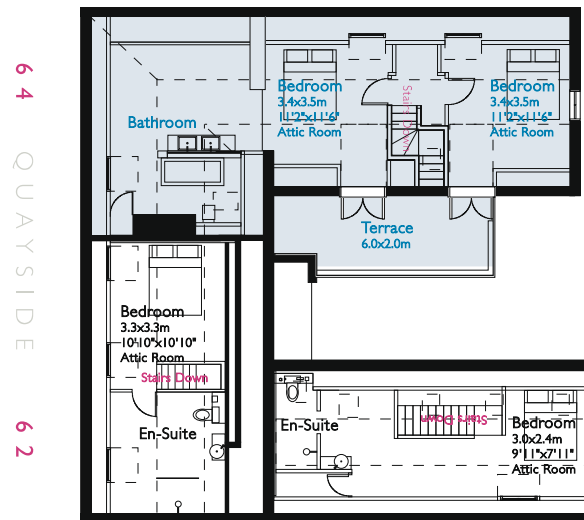
Not to scale. All dimensions shown are approximate and have been scaled from the architectural drawings



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

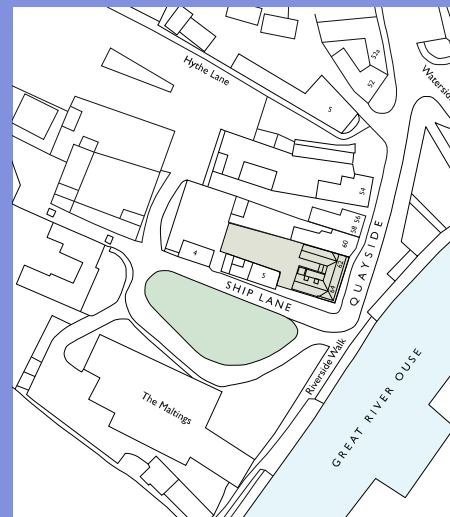


Location

Miller's House is situated on the Quayside in the historic city of Ely. The views from the houses take in both the impressive Cathedral and the bustling Great River Ouse. 62 and 64 are adjacent to the recently refurbished Maltings and along the river front are restaurants, antique & tea rooms and the Babylon Gallery.

Ely provides good sports and activity facilities with two gyms, a swimming pool, bowling, rowing and sailing.

The city centre is a short walk away and the mainline railway station is approximately a quarter of a mile away with regular services to Cambridge and London. King's Cross and Liverpool Street are about 70 minutes away



62 Quayside



64 Quayside