



Mill House Cottage, 27 Church Street
CB10 1SL



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Mill House Cottage

Chruch Street | Ickleton | CB10 1SL

Guide Price £695,000

- A charming and unique two-bedroom detached property offering a rare opportunity
- Grade II listed with a wealth of character features
- Planning permission granted ref 22/05269/HFUL, to create a wonderful home
- Two reception rooms
- Two double bedrooms
- Mature gardens extending to 0.24 of acre
- Ample off-road parking and detached garage
- Idyllic village location with church views
- Council Tax Band: F

The Property

A rarely available and deceptively spacious, two-bedroom detached Grade II Listed period home with planning permission granted, ideally located in the heart of the village overlooking the parish church and village green with attractive grounds extending to approximately 0.2 acre. Benefitting from off road parking and garage.

The Setting

Ickleton is a most picturesque village, situated close to the Cambridge/Essex border. Local facilities include a shop, post office, public house, recreation ground and the magnificent church of St Mary Magdalene with its rare 12th century fresco paintings and Roman columns, which are considered to be of National importance. The historic market town of Saffron Walden is about 5 miles to the south and provides a wide range of facilities including a variety of shops, schools and restaurants. The University City of Cambridge lies about 10 miles north and is not only renowned for its academic achievements but also as an important centre of the 'high tech' research and development industry. The city provides a wide range of shopping and cultural facilities, along with an excellent choice of schools for all ages. Addenbrooke's Hospital is also easily accessible on the south-eastern side of Cambridge. London commuters are particularly well served by road or rail with services into Liverpool Street accessible from Great Chesterford Station or Audley End Station. The M11 (junction 9a - south only) is about 2 miles away.

The Accommodation

In detail the property comprises a generous reception hall filled with natural light, stairs rising to the first floor, access to understairs storage cupboard and doors to the adjoining rooms. A wonderful dual aspect sitting room boasts an impressive inglenook fireplace and views over the village green and garden. On the opposite side of the hall is the second reception room with smaller inglenook, recessed bookshelves to one side and dual aspects to the front and back gardens. The kitchen is fitted with a matching range of base units with wooden work surface over incorporating a sink unit. Integrated appliances include a freezer, fridge, washing machine and Bosch oven with ceramic hob. Adjacent to





the kitchen is the cloakroom with period style W.C. and wash hand basin. In addition, there is a ground floor bathroom with panelled bath, wash hand basin and W.C

The first-floor landing has doors to the adjoining rooms. Bedroom one is a large double room with built in storage cupboards and two windows overlooking the village green. There is also an opening into a box room/study/dressing room with low level window. Bedroom two is a dual aspect double room with built in storage, a separate cupboard housing the airing cupboard incorporating lagged hot water cylinder and fitted linen shelving.

Outside

The established gardens are a particular feature and extend in all to approximately 0.24 acre. Protected by a historic wall, the gardens are predominantly laid to lawn, with a range of mature shrubs and trees. There is vehicular access via double timber gates that lead to an off-road parking area, single garage and timber shed. In addition, there is a Clearview potting shed, raised beds and timber outbuilding, current utilised as an office. A patio area provides an ideal space for al fresco dining.

Services

Mains electric, water and drainage are connected. Heating is gas fired. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – Early C18 with C20 alterations and additions. Timber-framed and plastered with C18 panelled decoration

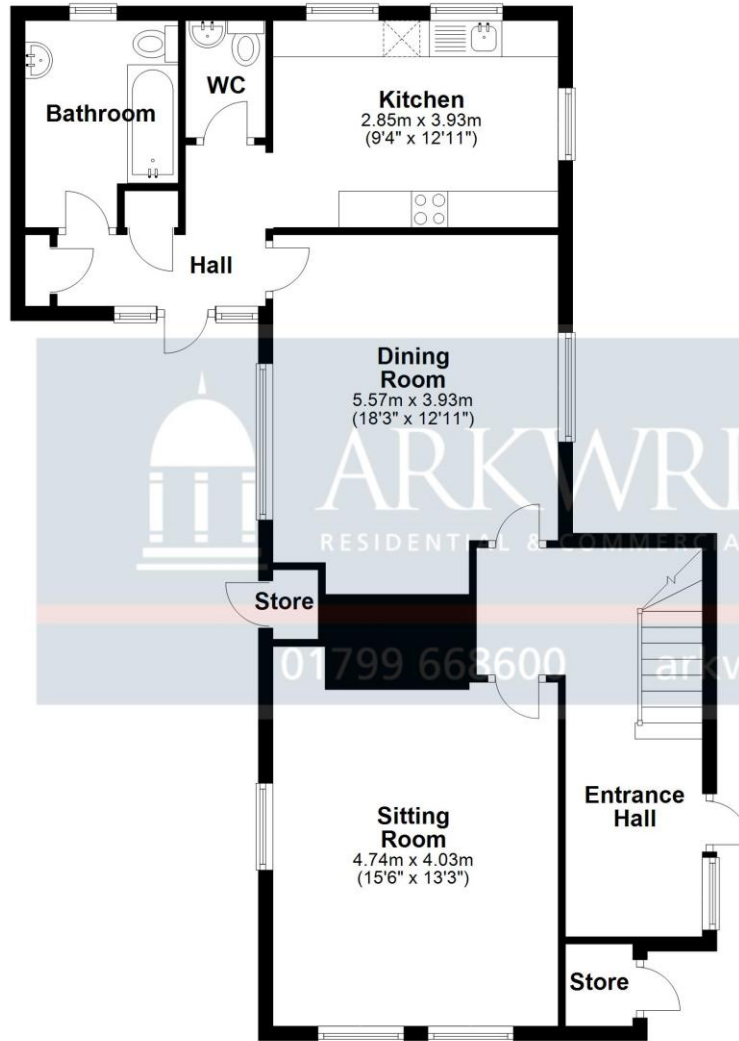
Local Authority – South Cambridgeshire District Council

Council Tax - F



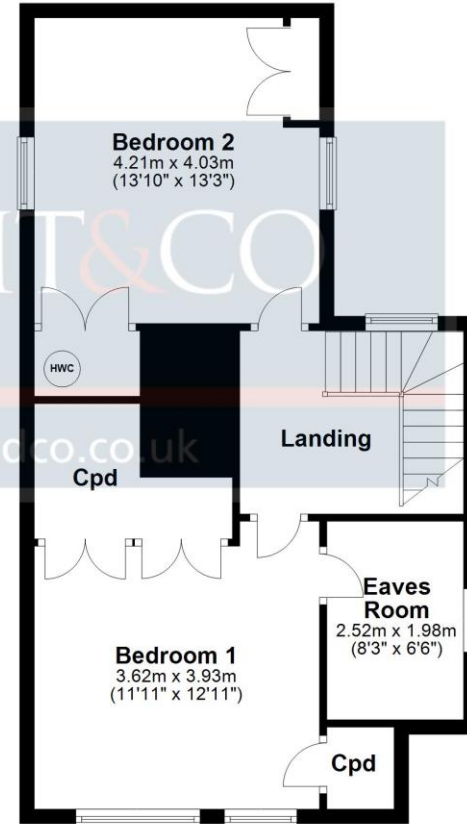
Ground Floor

Approx. 79.8 sq. metres (858.5 sq. feet)



First Floor

Approx. 53.8 sq. metres (578.8 sq. feet)



Total area: approx. 133.5 sq. metres (1437.3 sq. feet)

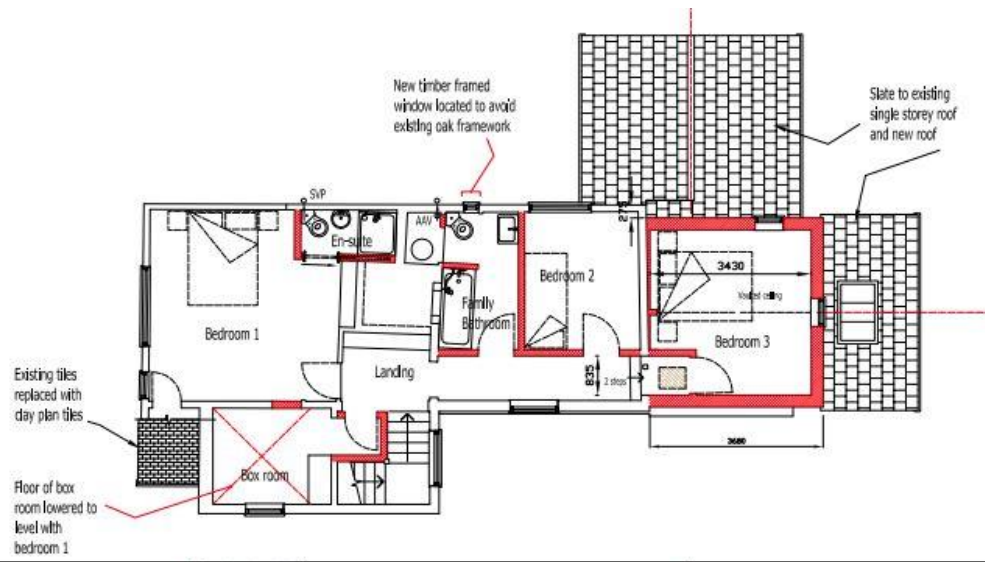
Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

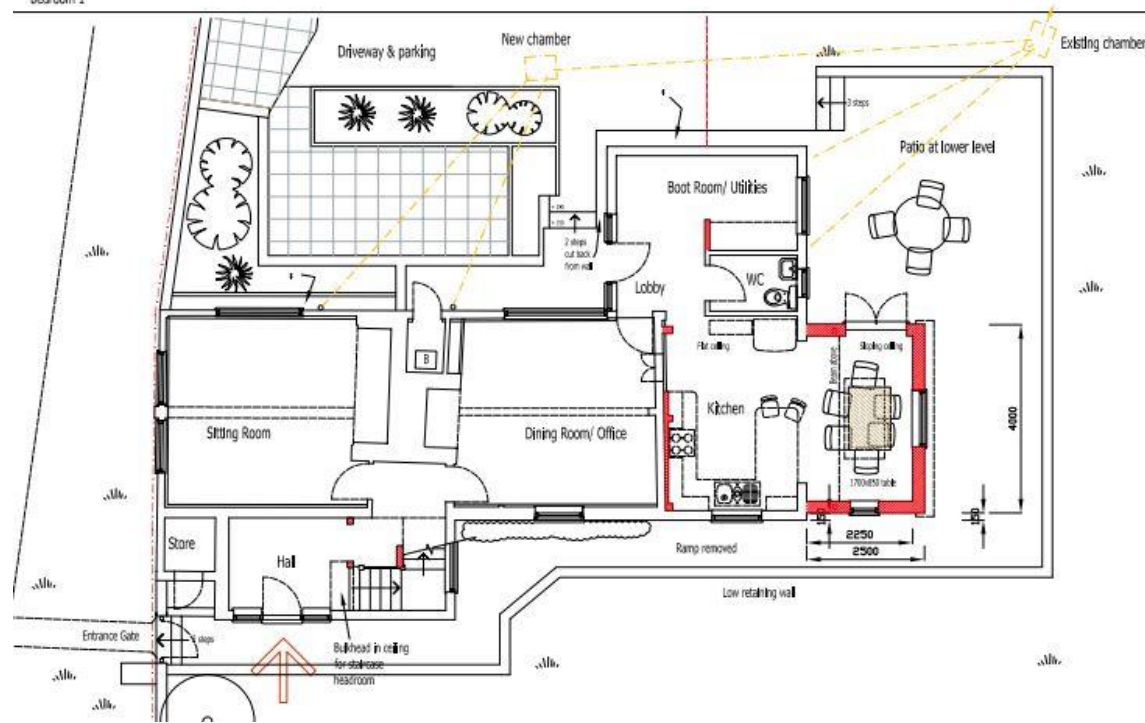


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Proposed Floorplans



FIRST FLOOR



GROUND FLOOR



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