



Fish Hill, Royston, SG8 9LB

CHEFFINS



## Fish Hill

Royston,  
SG8 9LB

- Gas Fired Central Heating
- Driveway Parking Leading to the Double Garage
- Generous and Secluded Gardens
- South Facing Courtyard with Versatile Outbuildings
- Central Location Offering Easy Access to Surrounding Amenities

A most impressive and rarely available historic residence spanning multiple generations of architectural vernacular, occupying an imposing position within a conservation area at the centre of this highly sought after market town. The captivating residence is semi-detached, forming part of the original priory dating back to the 17th century with brick and part rendered elevations under pitched tiled roofs. The versatile accommodation extends to approximately 2344 sq. ft. arranged over three floors, offering fantastic potential for sympathetic improvement and adaptation.

4 3 3

Guide Price £750,000





## LOCATION

Royston is strategically positioned at the crossroads of major transportation routes, facilitating seamless connectivity. Commuters benefit from easy access to the A505 and A10 roads, as well as proximity to the M11 and M25 motorways. Royston railway station further enhances its accessibility, providing direct rail links to London, Cambridge, and beyond. The town's amenities cater to diverse needs, featuring a range of shops, restaurants, and cultural attractions. Residents enjoy a balanced lifestyle, surrounded by the beauty of Royston Heath and the convenience of well-connected transport networks.



## RECEPTION HALLWAY

With entrance door, single glazed sash window overlooking the courtyard, feature fireplace with brick surround and stone hearth, exposed beams, stairs to the first floor, doors to:

## KITCHEN/BREAKFAST ROOM

With single glazed window to the front and side aspect, range of base level units with counter over, inset double sink with drainer, space and plumbing for dishwasher, space for fridge freezer, gas Aga, door to:

## UTILITY/BOOT ROOM

With single glazed window to the front aspect, preparation counter with inset sink and drainer, space and plumbing for washing machine, large cupboard housing hot water cylinder, tiled floor, door to courtyard, door to:

## GUEST CLOAKROOM

With single glazed window, low level wc.

## FAMILY ROOM

With single glazed sash window overlooking the courtyard, feature fireplace with brick surround, wooden mantle and stone hearth, exposed beams.

## LOUNGE

With single glazed window to the front aspect, open fireplace with wooden mantle over, exposed brick and timbers, under stairs storage cupboard, single glazed door to the front garden.

## FIRST FLOOR

### LANDING

With single glazed windows to the front aspect, exposed brick and beams, stairs to the second floor, doors to:

### BEDROOM 1

With single glazed window to the side aspect, single glazed window to the front aspect.

### EN-SUITE BATHROOM

With suite comprising shower cubicle, low level wc, pedestal wash basin, and a bath, part tiled walls, exposed timbers.

### BEDROOM 2

With single glazed windows to the side aspect, feature fireplace with exposed bricks and wooden mantle over, ladder to mezzanine area, vaulted ceilings, exposed timbers and floorboards.

### STUDY/BEDROOM 4

With single glazed sash window to the side aspect, wall mounted sink.

### FAMILY BATHROOM

With single glazed sash window to the front aspect, suite comprising; low level wc, panelled bath, pedestal wash basin, part tiled walls.

## SECOND FLOOR

### BEDROOM 3

With single glazed window to the front

and rear aspect, exposed beams and brickwork.

## OUTSIDE

The front of the property enjoys gated access to the driveway leading to the double garage and features a mature hedge leading to the mostly laid to lawn front garden with a mature tree and pathway leading to the courtyard.

The fully enclosed south facing courtyard boasts a range of mature trees and shrubs with a selection of outbuildings, including a storage shed and brick built garden room with an adjoining shower room.

The principle garden offers a remarkable sense of tranquillity and seclusion being mostly laid to lawn, including a vegetable plot at the end of the garden, with a range of mature tree borders backing on to the delightful memorial gardens.

## AGENTS NOTE

All mains services connected to the property.  
Top broadband speed up to 999Mbps.  
There is a right of way access across the driveway to the neighbouring properties.



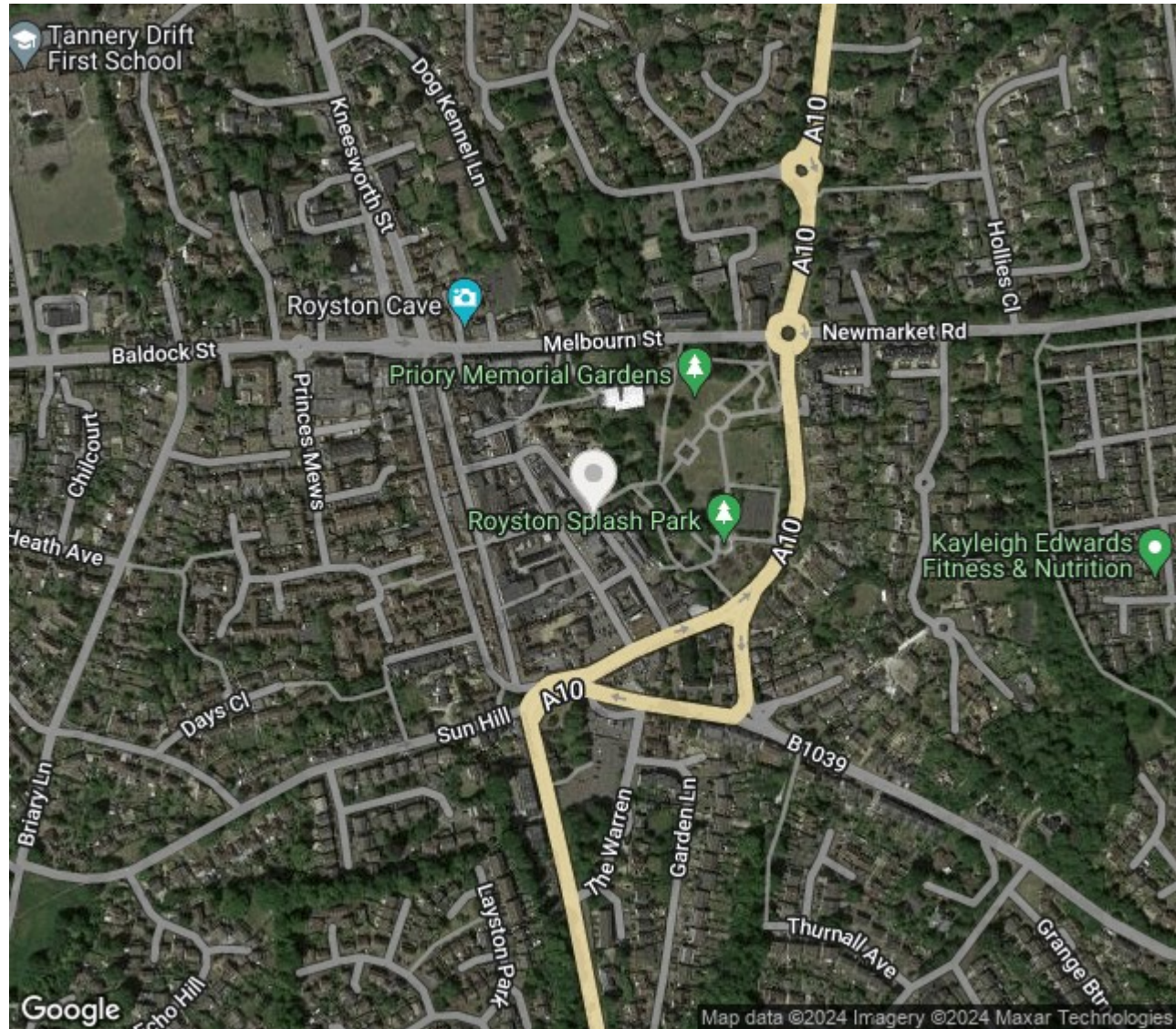






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>68</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>36</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Guide Price £750,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - North Herts Council

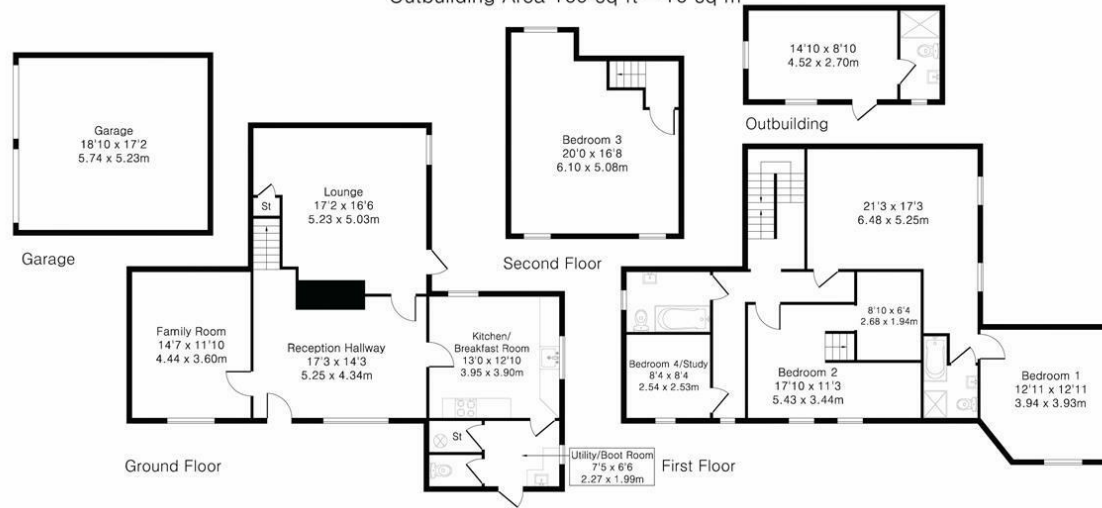








Approximate Gross Internal Area 2344 sq ft – 218 sq m  
 Ground Floor Area 921 sq ft – 86 sq m  
 First Floor Area 950 sq ft – 88 sq m  
 Second Floor Area 304 sq ft – 28 sq m  
 Garage Area 323 sq ft – 30 sq m  
 Outbuilding Area 169 sq ft – 16 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA  
 01223 214214 | [cambridge@cheffins.co.uk](mailto:cambridge@cheffins.co.uk) | [cheffins.co.uk](http://cheffins.co.uk)



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.