



High Street, Cottenham, CB24 8QP





## High Street

Cottenham,  
CB24 8QP

A unique opportunity to acquire a substantial Grade II listed detached period home in need of considerable renovation together with a large timber framed barn and other outbuildings, fronting into the village high street in the heart of this thriving and popular village.

This detached period thatched home which incorporates a metal roof provides great potential for sympathetic updating and improvement. In addition, there is a large detached timber framed barn to the rear which also provides great potential for conversion subject to planning permission. The property also has the benefit of mature walled gardens, 2 timber garages and courtyard style parking area.

3 1 3

Guide Price £550,000







## LOCATION

The thriving and popular village of Cottenham retains its rural/farming routes and is conveniently situated just 6 miles north of the university city of Cambridge. The village offers excellent social, leisure and educational facilities including shops, restaurants, post office, church, library, primary school and village college. The village is also well placed for access to major routes and is within reach of main line stations at Cambridge North and Waterbeach which provides direct access into Cambridge and London Kings Cross.

## FRONT ENTRANCE DOOR

with decorative coloured stained glass window inserts leading to:

## ENTRANCE LOBBY

with a feature tiled floor and doors off to the principal reception rooms.

## SITTING ROOM

with a feature tiled fireplace with decorative marble surround and mantel with mirror inserts, woodblock flooring, two radiators, built-in storage cupboard, sliding sash windows to front aspect and a pair of glazed doors leading to rear courtyard and gardens.

## LIVING ROOM

with feature former Inglenook style open fireplace with decorative surround, mantel and mirror inserts, high level shelf above, exposed beams and timbers, sliding sash window to front aspect, two double radiators, built-in shelved storage cupboard to side of fireplace, glazed windows to rear aspect. Door to:

## INNER LOBBY

with built-in shelved pantry off and staircase off to first floor.

## INNER HALL

with radiator, door leading to rear courtyard and gardens and further door to:

## SNUG/RECEPTION ROOM

with feature brick open fireplace, recess to side with original bread oven and cast iron door, exposed beams and timbers and a most attractive corner cupboard with glazed doors and display shelving and cupboards beneath, double radiator, windows to rear aspect overlooking the courtyard and outbuildings, serving hatch to kitchen.

## KITCHEN/BREAKFAST ROOM

with inset stainless steel sink unit with mixer taps and cupboards and drawers below, base units to side with worktops and cupboards and drawers below, space and plumbing for washing machine, fitted unit housing an oven and grill and a 4 point gas hob set into worktop with tiled splashbacks and extractor cooker hood above, glazed wall storage cupboard, radiator, windows to side aspect overlooking the gardens, built-in broom/storage cupboard, deep walk-in shelved storage cupboard understairs and a large walk-in shelved pantry and door to:

## STORAGE ROOM

with coat hooks, extensive shelving and sliding door to:

## CLOAKROOM

with wash hand basin and low level w.c., exposed timbers, glazed windows with frosted glass to side aspect.

## ON THE FIRST FLOOR

## LANDING

door from landing leading to:

## BEDROOM 3

with sliding sash windows to front aspect, radiator, opening to:

## SMALL INNER LANDING

and door leading through to:

## BEDROOM 1

with two radiators, sliding sash windows to front and rear aspects, door to a walk-in wardrobe/store.

## BEDROOM 2

with radiator, two sliding sash windows to rear aspect overlooking the rear courtyard and outbuildings.

## REAR LANDING

with door to:

## BEDROOM 4/STORE ROOM

A fascinating room with high ceilings and a wealth of exposed beams and timbers and this room was formerly used as a cheese room and has sliding sash windows to front aspect, wall mounted gas fired boiler.

## SHOWER ROOM

A large shower room formerly a bedroom with a fitted walk-in shower area, low level w.c., vanity unit with wash hand basin, radiator, built-in airing cupboard housing hot water cylinder and windows to rear aspect partly with frosted glass and a wealth of exposed beams and timbers.

## OUTSIDE

To the front there is an attractive part walled garden with well stocked borders and shrubs and pathway leading to front door. To the side of the property there is a 5-bar metal gate which provides access to a long pebblestone driveway which is owned by this house but also provides a right of access to a neighbouring property, No. 277.

Immediately to the rear of the house there is a courtyard style parking area and range of outbuildings including two timber storage sheds and a

detached timber framed barn/store. Pathway and paved area immediately to the rear of the house leads to a delightful part walled garden area which is mostly located to the side and rear of the house and is laid to lawn with a variety of mature shrubs, bushes and trees around and a large greenhouse and old timber summerhouse. Within this garden area there is a feature garden pond and further small lean-to greenhouse, further garden pond, lawn and an abundance of mature shrubs, bushes, trees around and a further garden area with vegetable patch and this is located to the rear of the main barn.

To the side of the main barn there is a lean-to barn which is primarily used for storage and there are two timber constructed GARAGES and large doors to side leading to the main BARN which is a substantial building with a wealth of exposed beams and timbers and currently unconverted and used for storage and workshops. A door from the rear of the barn goes into the garden which is behind.

## AGENTS NOTES

Tenure - Freehold

Council Tax Band - F

Property Type - Detached House

Property Construction - Timber Framed, Rough Cast Render, Corrugated Iron Roof

Number & Types of Room - Please refer to floor plan

Square Footage - 3741

Parking - Garage and Off Street

## UTILITIES/SERVICES

Electric Supply - Mains Supply

Water Supply - Mains Supply

Sewerage - Mains Supply

Heating - Boiler and radiators, mains gas

Broadband - Ultrafast Available

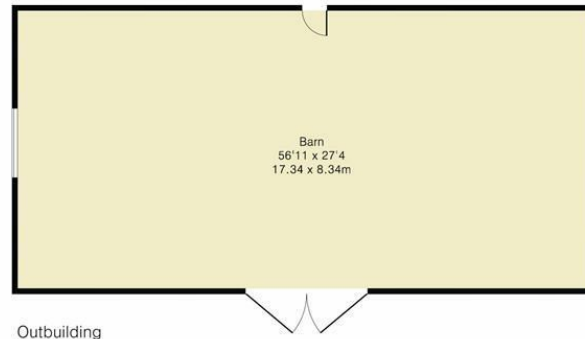
Mobile Signal/Coverage - Average

Conservation Area - Yes







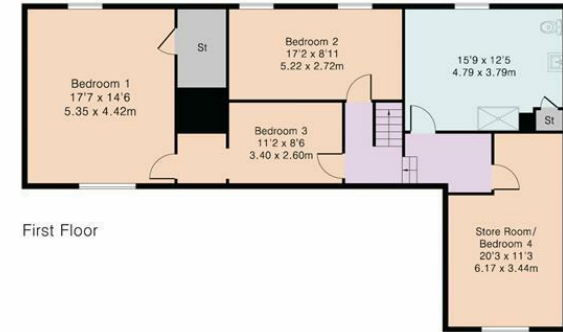


Outbuilding

Approximate Gross Internal Area 3741 sq ft – 348 sq m  
 Ground Floor Area 1121 sq ft – 104 sq m  
 First Floor Area 1063 sq ft – 99 sq m  
 Outbuilding Area 1557 sq ft – 145 sq m



Ground Floor



First Floor

Guide Price £550,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - South Cambridgeshire  
 District Council



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.



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