



The Granary, Mill Lane, Linton, CB21 4JY

CHEFFINS

Mill Lane

Linton,
CB21 4JY

The Granary is an intriguing and individual detached residence occupying a rather special and unique position next to the original Mill buildings. The property has been sympathetically converted into a stunning and remarkable home with its own unique ambience and many attractive character features. The property provides versatile and well proportioned accommodation set over three stories.

4 4 4

Guide Price £800,000





LOCATION

The Granary occupies a tranquil position in an idyllic and picturesque lane, and is within a short walk of the heart of the thriving and highly sought-after South-Cambridge village of Linton with its pleasing blend of period and modern properties, as well as an excellent range of local amenities, including shops, inns, doctors, dentists, vets and schools. The market town of Saffron Walden is about 8 miles away and the University City of Cambridge is about 11 miles distant. For the commuter, Audley End and Whittlesford mainline stations, provide a commuter service to London and Cambridge and the nearest M11 motorway access points are at Stump Cross (Junction 9) and Duxford (Junction 10)

FULL HEIGHT DOUBLE GLAZED DOORS
leading to:

DINING/GARDEN ROOM

with sealed unit double glazed windows to side and front aspect, feature brick flooring, exposed timbers, traditional cast iron radiator and step up to:

INNER HALL

with traditional cast iron radiator, sealed unit double glazed windows with wooden shutters, stone tiled floor and door to:

BATHROOM

with bath with shower attachment and mixer taps, ceramic tiled walls around, pedestal wash hand basin and w.c., recess with coat hooks/storage area, radiator, sealed unit double glazed windows to front aspect with frosted glass and exposed ceiling timbers.

SNUG/FAMILY ROOM

with stone tiled floor, traditional cast iron radiator, full height sealed unit double glazed windows to rear aspect, staircase leading to first floor with understairs storage area and door to:

KITCHEN/BREAKFAST ROOM

A most stylish kitchen with inset butler sink and mixer taps, tiled splashbacks, open storage above, extensive base units comprising granite working surfaces with cupboards and drawers below, integrated Neff dishwasher, range of wall storage cupboards, recess with Range style cooker with 5 point hob above and concealed extractor cooker hood, stone tiled flooring, exposed timbers and opening through to Breakfast Room with traditional cast iron radiator, sealed unit double glazed windows to rear aspect, exposed timbers and door to:

REAR HALL

with space for upright fridge/freezer, upright shelved storage cupboard and further base unit, tiled floor, stable door to gardens.

UTILITY ROOM

with space and plumbing for washing machine, space for tumble dryer, oil fired boiler, fitted broom/storage cupboard and further base unit with worktop and cupboards below, sealed unit double glazed window to rear aspect, stone tiled floor.

ON THE FIRST FLOOR

HALL/LANDING AREA

with radiator, sealed unit double glazed windows, staircase off to second floor, oak flooring and door to:

PRINCIPAL RECEPTION ROOM

A wonderful and atmospheric light and spacious room with dual aspect double glazed windows to front and side aspect, natural wood style flooring, three radiators, wooden shutters and full height double glazed windows to rear aspect.

INNER LANDING

with large walk-in airing cupboard housing hot water cylinder, oak flooring.

BEDROOM 3

with radiator, sealed unit double glazed windows to rear aspect, oak flooring.

BEDROOM 4

with radiator, sealed unit double glazed window to front aspect.

SHOWER ROOM

with a large walk-in shower area with large shower head and hand held shower unit, glazed screen and folding door, pedestal wash hand basin and low level w.c., tiled floor, contemporary style towel rail/radiator and frosted double glazed window to rear aspect, glazed shelves.

STAIRCASE FROM HALL/LANDING

leads to:

SECOND FLOOR

LANDING/STUDY AREA

with oak flooring, radiator, and double glazed window to rear aspect, door to:

PRINCIPAL BEDROOM 1

An atmospheric room with feature high semi-vaulted ceiling and exposed timbers, natural wood style flooring, sealed unit double glazed windows to front aspect and large height double glazed windows to rear aspect, radiator, extensive range of built-in wardrobes and storage cupboards, opening to:

ENSUITE SHOWER ROOM

with walk-in tiled shower cubicle with glazed door and wall mounted shower unit, shelved cupboard and glazed door to side and walk-in concealed privacy glass leading to low level w.c. with ceramic tiled walls around, wall mounted wash hand basin contemporary in style with mixer taps, electric shaver socket to side and a wall mounted contemporary style towel rail/radiator, sealed unit double glazed Velux window to front aspect.

BEDROOM 2

with feature high semi-vaulted ceiling and large built-in shelved storage cupboard and further dressing area/store/playroom with light and wooden style flooring (no windows) and door to loft storage space, radiator, sealed unit double glazed windows to side and rear aspect within the bedroom area. Door to:

ENSUITE SHOWER ROOM

with tiled shower cubicle and glazed shower screen and door, low level w.c., and pedestal wash hand basin, double glazed window with wall mounted towel rail, double glazed Velux window, wall mounted towel rail/radiator, ceramic tiled walls and flooring.

OUTSIDE

To the front of the property there is a driveway/parking area with parking space for two vehicles adjacent to which is an electric car charging point and also access to a DOUBLE GARAGE. Gated access to side leads into the delightful private enclosed garden area which is part walled and is mainly located to the front of the property with a large paved terrace with raised beds to side, mature trees and shrubs and narrow side passage with pebblestone pathway leading to an area to rear with recessed storage space and oil storage tank. Within the main part of the garden there is a water butt which provides irrigation to the garden and a delightful further pebblestone courtyard style area to the side with raised vegetable beds and timber constructed bin stores.

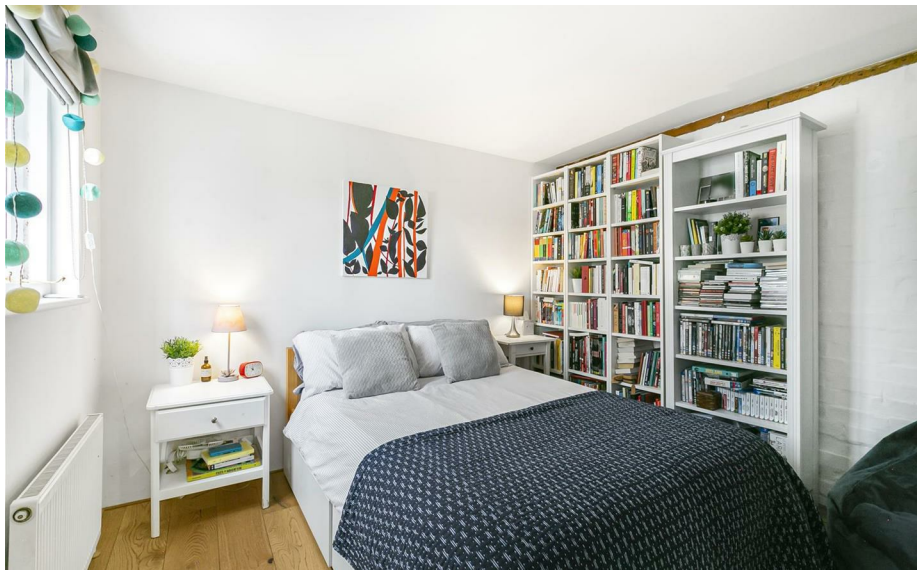
AGENTS NOTES

Tenure - Freehold
Council Tax Band - G
Property Type - Detached House
Property Construction - Brick with Tile Roof
Number & Types of Room - Please refer to floor plan
Square Footage - 2645
Parking - Garage and Driveway

UTILITIES/SERVICES

Electric Supply - Mains Supply
Water Supply - Mains Supply
Sewerage - Mains Supply
Heating - Boiler and radiators, oil
Broadband - Superfast Available
Mobile Signal/Coverage - OK
Flood Risk - Medium
Conservation Area - Yes
Planning Permission - Planning permission has been granted for refurbishment and conversion of redundant domestic garage into residential accommodation.
Planning reference: 22/02248/HFUL.





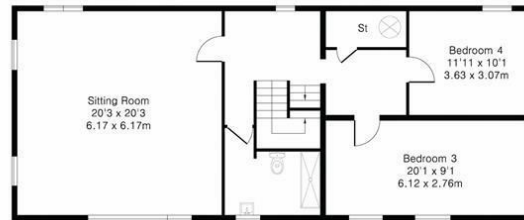
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



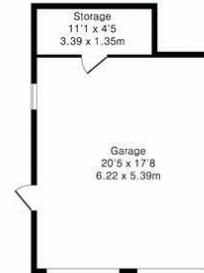
Guide Price £800,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire



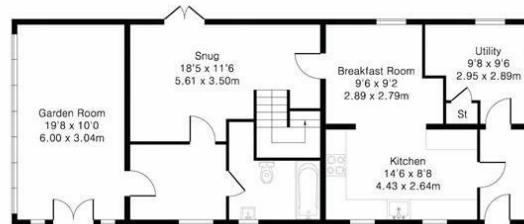
Approximate Gross Internal Area 2645 sq ft – 246 sq m
 Ground Floor Area 934 sq ft – 87 sq m
 First Floor Area 976 sq ft – 91 sq m
 Second Floor Area 735 sq ft – 68 sq m
 Garage Area 413 sq ft – 38 sq m



First Floor



Garage



Ground Floor



Second Floor



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 | 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.