



Cow Lane, Fulbourn, CB21 5HB

CHEFFINS

Cow Lane

Fulbourn,
CB21 5HB

- Two/Three Reception Rooms
- Four/Five Bedrooms
- Kitchen/Breakfast Room
- Cloakroom/Shower Room
- First Floor Bathroom
- Driveway/Parking
- Double Garage
- Enclosed Gardens
- Chain Free

A truly enchanting and highly attractive Grade II listed detached thatched cottage, rich in charm and character. This exceptional period home boasts a unique ambience and a wealth of original features, including exposed beams, timberwork, and magnificent Inglenook fireplaces. Beautifully positioned near the heart of this much sought-after village, it offers a rare opportunity to own a home of such historic and aesthetic appeal.

4 2 2

Guide Price £795,000





LOCATION

The property is located in a picturesque lane considered to be one of the most desirable settings within the village. Fulbourn is a highly sought-after and desirable village, steeped in history and well known for its enchanting and attractive village centre. The village enjoys a vast range of local amenities that are just a short walk away, including a coffee shop, village shop and post office (Co-op), public houses/inns, a butcher, and farm shop, as well as a recreation ground, community centre, and sporting facilities. Another huge attraction is the fantastic schooling options. There are multiple pre-school and primary school options, and the village is in the catchment area for the highly regarded Ofsted "outstanding" Bottisham Village College. Hills and Long Road sixth form centres and a vast range of private schools are available in Cambridge. Mainline railway stations at Cambridge and Cambridge North are easily accessed via car and bicycle and provide fast services to Kings Cross and Liverpool Street. Major road routes A14, M11, and the A1 are also easily accessible.

ORIGINAL TIMBER PANELLED ENTRANCE DOOR

leading through into:

DINING ROOM

with engineered oak flooring, wealth of exposed original timber beams, large Inglenook fireplace with wooden beam, woodburning stove, open brick surround and hearth, double panelled radiator, understairs storage cupboard, wall mounted lighting, panelled glazed door leading out onto patio, door enclosing stairs rising to first floor accommodation and panelled doors leading into further respective rooms.

STUDY/BEDROOM 5

with original exposed timber beams, engineered oak flooring, wall mounted lighting, double panelled radiator, window to front aspect, panelled door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with large shower cubicle with wall mounted shower head, tiled surround, accessed via a glazed door, low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, storage drawers fitted underneath, wall mounted Gloworm gas fired boiler providing hot water and heating for the property, heated towel rail and radiator, airing cupboard fitted with timber shelving and railings adjacent to the boiler, extractor fan, tiled flooring, window fitted with privacy glass out onto rear aspect.

SITTING ROOM

with a wealth of exposed original timber beams, large open Inglenook fireplace with open brick surround, small nooks either side of a woodburning stove, former bread oven now used as log store, brick surround and hearth, wooden mantel, radiator, full height oak framed window overlooking garden.

KITCHEN

A most stylish and traditional kitchen comprising a collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature with a timber work surface with inset porcelain butler style sink with hot and cold mixer tap and

drainer to side, integrated 5 ring Neff gas hob with tiled splashback, Neff extractor hood above, adjacent integrated Neff oven with hideaway door, microwave/grill oven above, integrated and concealed fridge/freezer, washing machine and dishwasher, tiled flooring, wall mounted underfloor heating controls, full height radiator, LED downlighters, window to side aspect and a set of panelled glazed French doors leading out onto garden/patio.

ON THE FIRST FLOOR**SPLIT-LEVEL LANDING**

with wealth of exposed original timber beams, exposed brick from central chimney, loft access and panelled doors leading through into respective rooms.

BEDROOM 1

with high vaulted ceiling, further accentuated by a wealth of exposed timber beams, door providing access into large eaves storage space, further open storage areas, recess fitted with shelving as well as a further recess adjacent to the chimney breast fitted with railings and shelving, double panelled radiator, windows to both front and side aspect.

BEDROOM 2

with engineered oak flooring, radiator, windows to both front and side aspect.

BEDROOM 3

with double panelled radiator, windows to both side and rear aspect.

FAMILY BATHROOM

with three piece suite with standalone bath with hot and cold mixer bath tap and shower head attachment, low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, storage drawers underneath, heated towel rail, painted original timber flooring, lighting and window to rear aspect.

BEDROOM 4

with a wealth of exposed timber beams, cleverly designed fitted storage shelving and rails in recess surrounding exposed chimney breast, double panelled radiator, window to front aspect.

OUTSIDE

To the front the property is approached off Cow Lane via a gravelled driveway with enough parking for multiple vehicles and this leads in turn to the up and over, remote controlled GARAGE door, garage fitted with power and lighting,

To the rear of the property is an extremely private garden principally laid to lawn with an initial paved patio area laid directly off the kitchen this extends up to a raised pathway leading to the side access gate, the remainder of the main lawned area is bordered via an incredibly well stocked bedding full of mature shrubs, flowering plants as well as trees. Nearer to the front portion of this garden there is a barked area with capability of serving as a play area for children and panelled glazed side door leading into GARAGE, at the very corner of this area of the garden is a raised timber decking area ideal for garden furniture to relax and entertain and currently fitted with a hot tub with steps up. The aforementioned patio area leads round to a further pathway hugging the rear side of the property taking to a second further patio area providing once again a wonderful space to both relax and entertain and is accessed via the Dining Room. Timber storage shed, some gravelled beds stocked with flowering plants and this patio then extends via a pathway round the other side of the garden where there is a timber gate.





Guide Price £795,000
Tenure - Freehold
Council Tax Band - F
Local Authority - South Cambridgeshire
District Council





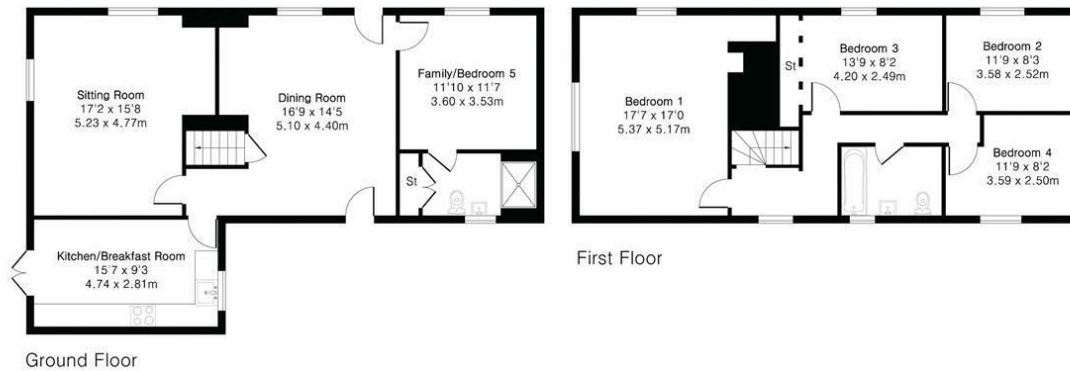
Garage

Approximate Gross Internal Area 1652 sq ft - 154 sq m

Ground Floor Area 902 sq ft – 84 sq m

First Floor Area 750 sq ft – 70 sq m

Garage Area 292 sq ft – 27 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

