



High Street, Landbeach, CB25 9FT

CHEFFINS

High Street

Landbeach,
CB25 9FT

- Detached Grade II Listed Thatched Cottage
- Thatch Reridged in 2013
- Three Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Extensive & Mature Rear Garden With Orchard
- Chain Free
- Off Road Parking

A most charming and idyllic Grade II listed detached period home, offering an abundance of character and a most individual layout of generously proportioned accommodation arranged over two floors. The property enjoys a prominent position within this picturesque village just north of Cambridge, and benefits from a stunning, extensive L-shaped mature rear garden, providing a peaceful and private outdoor retreat. Further advantages include off-road parking and easy access to an excellent range of local amenities, well-regarded schools, and major commuter routes, making this a rare and desirable opportunity for village living with convenient connectivity.

3 2 3

Guide Price £475,000





LOCATION

The property enjoys a delightful position along the historic High Street in the heart of Landbeach, a picturesque and sought-after village just a few miles north of Cambridge. Steeped in history and surrounded by open countryside, Landbeach offers a tranquil and community-focused setting with a charming mix of period properties and green open spaces. The village benefits from a number of nearby amenities including a recreation ground, community hall, and direct access to beautiful countryside walks. The neighbouring villages of Milton and Waterbeach offer a wider range of facilities such as supermarkets, cafes, pubs, and primary schools, while Waterbeach railway station provides direct links to Cambridge and London King's Cross, making it ideal for commuters. Landbeach also offers excellent access to Cambridge Science Park, the A14, A10 and M11, placing the university city of Cambridge, Addenbrooke's Hospital, and surrounding employment hubs within easy reach. This combination of rural charm and practical convenience makes Landbeach a highly desirable place to live.

STABLE STYLE TIMBER PANELLED REAR ENTRANCE DOOR

leading through into:

SITTING ROOM

with ceramic tiled flooring, a wealth of exposed timber beams, large open brick Inglenook former fireplace with wooden mantel, former bread oven and storage niches either side with a brick hearth, non-functioning woodburning stove on the opposite end of the room, stairs rising to first floor accommodation, wall mounted lighting, radiator, single glazed windows with secondary glazing to roadside aspect, opening through into:

KITCHEN/BREAKFAST ROOM

comprising a collection of base mounted storage cupboards and drawers with stone rolltop work surface with inset porcelain sink with hot and cold mixer tap, drainer to side, integrated 4 ring electric hob, space for fridge/freezer, space and connections for gas fired cooker such as Rayburn or Aga with the current one being switched off, ceramic tiled flooring, wood panelling, tiled splashback, wealth of exposed timber beams, wall mounted lighting, LED downlighters, single glazed windows with secondary glazing to roadside aspect.

DINING ROOM

with high vaulted ceiling with a wealth of exposed timber beams, exposed timber flooring, radiator, set of panelled glazed French doors leading out onto garden, opening through into:

INNER HALLWAY

with part vaulted ceiling, doors leading into respective rooms.

FAMILY BATHROOM

comprising of a three piece suite with standalone bath with separate hot and cold bath taps, low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, inset storage cupboard with fitted shelving, tiled flooring, radiator, inset LED downlighters, skylight to side aspect, single glazed windows to side aspect.

UTILITY ROOM

with part vaulted ceiling, space and plumbing for washer and dryer, tiled flooring, radiator, inset LED downlighters, single glazed window to side aspect.

BEDROOM 1

with radiators, inset LED downlighters, loft access, single glazed window to side aspect, panelled glazed door leading out onto garden, panelled door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted electric Powershower accessed via glazed sliding doors, tiled surround, low level w.c. with concealed hand flush, wash hand basin with hot and cold mixer tap, fitted storage cupboards under, heated towel rail, tiled flooring, part vaulted ceiling, inset LED downlighters, extractor fan, windows to side aspect.

ON THE FIRST FLOOR

LANDING

vaulted ceiling with exposed timber beams, painted brick chimney breast, panelled window to side aspect, galleried effect over Dining room and a small step over a low timber beam to the rest of the landing and restrictive head height via the sloping roof to access into:

BEDROOM 2

Once in this space the most charming room can be enjoyed with high vaulted ceilings, exposed brick chimney breast with wooden panelling, double panelled radiator, wash hand basin located amongst a wealth of built-in storage and panelled windows to both side and rear aspect.

BEDROOM 3

with high vaulted ceiling, painted brick chimney breast with wood panelling to the side, wealth of exposed timber beams, panelled window to front aspect.

OUTSIDE

To the front the property is approached off the High Street via a dropped tarmac driveway leading to the

5-bar entrance timber gate and in turn the gravelled driveway extends round into the aforementioned parking area.

To the rear of the property is an extensive L-shaped garden with firstly a paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain which extends via a pathway which is bordered via well stocked bedding full of mature shrubs and flowering plants which meanders through a bedded area leading to the final part of the gravelled driveway which is accessed from the main road. Continuing down the main lawned area there are a number of mature shrubs and trees adding to a highly already private garden and following this space down leads to the end part of the garden which extends round to the right and walking through the orchard with a handful of established fruit trees and this amazing garden space is enclosed via a mixture of beech hedging as well as timber fencing with a handful of mature trees including birch.





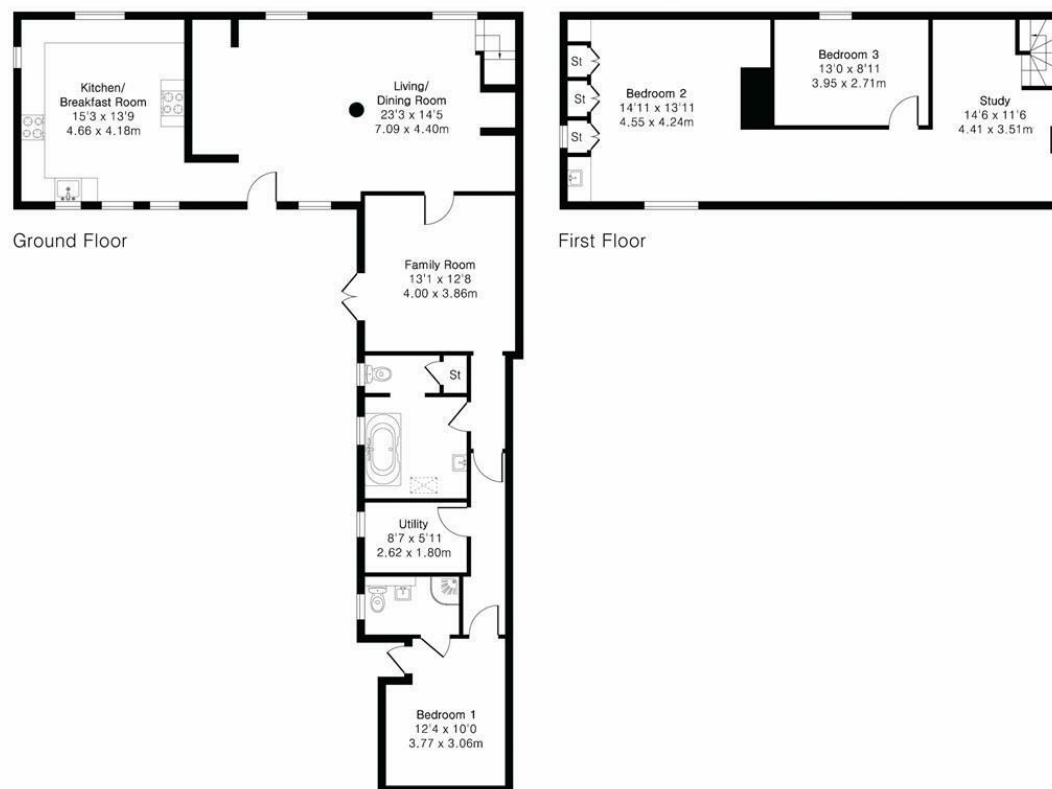


Guide Price £475,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - South Cambridgeshire

Approximate Gross Internal Area 1829 sq ft - 170 sq m

Ground Floor Area 1194 sq ft - 111 sq m

First Floor Area 635 sq ft - 59 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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