



High Street, Linton, CB21 4HS

CHEFFINS

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Linton,
CB21 4HS

A unique opportunity to acquire a substantial Grade II listed detached Period thatched cottage of immense charm and character, providing great potential for sympathetic updating and improvement together with delightful mature part walled gardens extending to just over 0.25 of an acre, courtyard style parking to rear and a detached former coach house/store.

4 3 3

Guide Price £700,000





LOCATION

The property occupies a prominent position fronting onto the High Street and just a short walk of an excellent range of local amenities including shops, inns, restaurant, doctors surgery, schools and fine church. The market town of Saffron Walden is about 6 miles distant and the university City of Cambridge is about 10 miles away. For the commuter there are main line stations at both Whittlesford and Audley End and there are access points on to the M11 motorway at Duxford (Junction 10) and Stumps Cross (Junction 9 – south only).

ORIGINAL WOOD PANELLED FRONT ENTRANCE DOOR

which is not currently in use but could be reinstated which actually leads to a built-in shelved cupboard.

PART GLAZED ENTRANCE DOOR

from rear leads into:

KITCHEN/BREAKFAST ROOM

with an inset single drainer stainless steel sink unit with cupboards below, fitted marble work surfaces to side with space beneath for appliances and built-in cupboards and drawers beneath, range of wall storage cupboards above, recess with a green Aga with tiled splashbacks, further marble style worktops to either side with cupboards and drawers below and further wall storage cupboards, recess with space for upright fridge/freezer, windows to front and side aspect, part panelled walls and exposed beams and timbers and part glazed door leading to pathway and rear gardens. Opening to:

INNER LOBBY

with recess shelved storage area understairs and staircase leading off to first floor.

DINING ROOM

with feature Inglenook style fireplace with oak bressumer above, windows to front aspect, wealth of exposed beams and timbers and sliding sash windows to rear aspect. Opening to:

REAR LOBBY

with staircase off to first floor.

LIVING ROOM

with double radiator, windows to front aspect, wealth of exposed beams and timbers, feature brick floor and wood panelled door leading into:

DRAWING ROOM

with Inglenook style open fireplace, wealth of exposed beams and timbers, sliding sash windows to side aspect and original Mullion style windows to the other side, two double radiators and a fitted wooden corner cupboard with shelving and further cupboard below, exposed beams and timbers, part glazed door leading to gardens and door to:

FAMILY ROOM/STUDY/POTENTIAL GROUND FLOOR BEDROOM

with exposed brick chimney breast, windows to side aspect and timber wooden seat, exposed beams and timbers and door leading to further rear lobby and staircase to first floor, sliding door to:

WET ROOM

with fully tiled walls, wall mounted shower unit, wash hand basin and low level w.c., door and steps leading down to CELLAR.

ON THE FIRST FLOOR

LANDING AREA

with exposed beams and timbers and door to:

BEDROOM 1

with exposed beams and timbers, double radiator and single radiator, windows to side aspect and further door to:

INNER LANDING

with door off to:

SHOWER ROOM

with shower cubicle, wash hand basin and w.c..

BEDROOM 2

with wealth of exposed beams and timbers, high vaulted ceiling, trap door to roof space, exposed brick chimney breast, windows to side aspect, double radiator, and window to rear overlooking the gardens, staircase leading down to ground floor.

BATHROOM

with bath, vanity style unit with wash hand basin and low level w.c., double radiator, exposed timbers, windows to front aspect.

BEDROOM 3

with fitted wardrobes with cupboards above, windows to front aspect and built-in cupboard housing hot water cylinder, radiator, windows to rear aspect overlooking the gardens and opening through to:

SMALL LANDING AREA

with staircase to ground floor and

BEDROOM 4

with double radiator, exposed beams and timbers, windows to rear aspect overlooking the rear gardens and door to cupboard housing water tank, fireplace style recess with oak bressumer over.

OUTSIDE

Driveway to side which leads to a neighbouring property but No. 18 has a vehicular and pedestrian access leading to a pair of wooden gates which in turn lead to a long pebblestone courtyard style drive/parking area.

Immediately adjacent to the cottage itself there is an attractive garden area with mature shrubs, raised borders, pathway leading to the back door and a lawned area with further shrubs, bushes and borders around and this area and the courtyard style pathway and driveway is bordered by a most attractive brick and flint wall. There is then a further area of garden laid to lawn with oil storage tank on a raised brick plinth and adjacent to this area there is a detached former cart lodge, an interesting brick and flint building with high vaulted ceiling currently with a tin roof. The building does provide potential for conversion to a garage/workshop.

The principal gardens are a rather special feature indeed and are of a generous size with feature brick and flint walls to either side. The gardens are principally laid to lawn with a great variety of mature shrubs, bushes and trees around and the gardens enjoy a high degree of privacy and seclusion and in all extend to approximately of an acre.





Approximate Gross Internal Area 2298 sq ft - 213 sq m

Cellar Area 123 sq ft – 11 sq m

Ground Floor Area 1074 sq ft – 100 sq m

First Floor Area 1101 sq ft – 102 sq m

Outbuilding Area 347 sq ft – 32 sq m



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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 practice. 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.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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