



High Street, Linton, CB21 4JT

CHEFFINS

High Street

Linton,
CB21 4JT

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Guide Price £795,000

- Substantial, detached residence
- Three reception rooms
- Two bathrooms & en suite
- Six bedrooms & attic room
- Private gardens & ample off-street parking
- Sought-after village location

A unique opportunity to acquire a substantial detached residence (2,538 sqft) dating back to the 1930s which has been sympathetically improved and altered to provide exceptionally versatile living accommodation over three floors and occupying a most convenient and prominent location right in the heart of the thriving south Cambridgeshire village of Linton. The property also has the benefit of off-street parking, a most attractive enclosed rear garden and is being sold CHAIN FREE.





LOCATION

The well regarded village of Linton has a pleasing blend of both modern and period properties as well as a good range of local amenities including shops, public houses, post office, primary school and village college with its own sports centre. The market towns of Haverhill and Saffron Walden are approximately 8 miles distant and the University City of Cambridge is around 11 miles away. Audley End mainline station offering a commuter service to London's Liverpool Street is around 11 miles away and the M11 motorway access point is within approximately 8 miles at Duxford (junction 10).

GROUND FLOOR

HALLWAY

Glazed entrance door, staircase rising to the first floor with large half-landing window, door to staircase leading to the lower ground floor.

KITCHEN/DINER

Fitted with a range of base and eye level units with worktop space over, hob with oven below, twin bowl sink unit, integrated fridge and space for dishwasher. Double glazed window to the rear aspect overlooking the garden and two pairs of double glazed doors with windows above providing access to the terrace and providing a good degree of natural light.

UTILITY ROOM

Fitted with base and eye level units with worktop space over, sink unit, space for fridge freezer and washing machine. Double glazed door with adjoining double glazed window providing access to the terrace and garden.

FAMILY ROOM

A pair of double glazed windows to the side aspect.

SITTING ROOM

An impressive reception room with three large double glazed windows overlooking the High Street, together with obscure glazed door to the front aspect, historically the main access to the house. Solid oak flooring and fireplace with inset gas fire. Door to:

STUDY

High level double glazed window and fitted shelving.

CLOAKROOM

Comprising WC, wash basin and obscure glazed high level window.

LOWER GROUND FLOOR

CELLAR

Accessed via the staircase from the hallway with double glazed half landing window. The cellar is currently used as a storage space, however, offers huge potential for use as a cinema room or gym with good head height.

FIRST FLOOR

LANDING

Staircase rising to the second floor with understairs storage cupboard.

BEDROOM 1

A dual aspect room with three large double glazed windows overlooking the High Street and the attractive open gardens. Built-in wardrobes and door to:

EN SUITE

Comprising shower enclosure, vanity wash basin and WC.

BEDROOM 2

Double glazed window to the front aspect overlooking the street scene and surroundings. Built-in wardrobe.

BEDROOM 3

A pair of double glazed windows to the side aspect. Built-in cupboard.

BEDROOM 4

Double glazed window to the side aspect and built-in wardrobe.

BEDROOM 5

Large Velux skylight, built-in wardrobes and eaves storage cupboards.

BATHROOM

Comprising panelled bath, separate shower enclosure, vanity wash basin, WC, electric underfloor heating and obscure double glazed window.

SECOND FLOOR

LANDING

Velux skylight and eaves storage cupboards. The second floor offers a variety of uses, including a top floor annexe, two further bedrooms or bedroom and study area.

BEDROOM 6

Double glazed window to the side aspect, Velux skylight, built-in wardrobes and eaves storage.

BEDROOM 7/ STUDY

Velux windows to two aspects and built-in desk. This room has previously been used as a small sitting room.

BATHROOM

Comprising panelled bath, low level WC and wash basin.

OUTSIDE

The property is set in the heart of this well-served village, conveniently located within walking distance of the local shops, amenities and schools. To the front of the property is an extensive block paved driveway with

redbrick wall, together with two vehicular access points. The driveway extends to the side of the property providing extensive parking, with a timber fence and gate leading to the rear garden. Adjoining the rear of the property is a paved terrace and outdoor entertaining space. The garden is mainly laid to lawn with further terraces and a greenhouse. There is also a brick outbuilding with glazed door and window overlooking the terrace, providing scope for conversion to a home office or garden studio, with an adjoining covered storage area.

PLANNING PERMISSION

There is approved planning permission held in perpetuity for the extension and reconfiguration of the kitchen/utility room.

AGENT'S NOTES

- Tenure – Freehold
- Council Tax Band – F
- Property Type – Detached house
- Property Construction – Brick with tiled roof
- Conservation Area – Yes
- Number & Types of Room – Please refer to the floorplan
- Square Footage – 2,538.88 sqft
- Parking – Driveway
- UTILITIES/SERVICES
- Electric Supply – Mains
- Water Supply – Mains
- Sewerage – Mains
- Heating – Mains gas
- Broadband – Fibre to the Cabinet
- Mobile Signal/Coverage – Good


• Rights of Way, Easements, Covenants – One of the two entrances is shared access at the front of property

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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 Local Authority - South Cambridgeshire





Illustration for identification purposes only, measurements are approximate, not to scale.

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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.