

LINTON, CAMBRIDGE
Guide Price £297,500

Cheffins



Residential Sales Residential Lettings Land & New Homes Property Auctions

Morley House 12 Symonds Lane, CB21 4HY

A unique and special property with planning permission to extend further Morley house sits in a large plot the cottage currently comprises side lobby, hall, kitchen, bathroom, sitting room with feature fireplace, two large double bedrooms, enclosed large garden, off street parking with gated entrance.

8 Hill Street
Saffron Walden
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CB10 1JD

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Morley House 12 Symonds Lane, CB21 4HY

- Detached character cottage
- Large established garden
- Planning permission to extend further

- Two large double bedrooms
- Gated entrance, and off street parking
- Sitting room with feature fireplace

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, bank, 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).

ACCOMMODATION With approximate room sizes:

Double glazed entrance door through to:

LARGE ENTRANCE PORCH Double glazed windows overlooking garden, exposed timbers and entrance door through to:

ENTRANCE HALL Stairs to first floor, corner display cabinet and deep understair storage cupboard. Stained glass, opaque panel to sitting room.

LIVING ROOM 13' 9" x 9' 6" (4.19m x 2.9m) Dual aspect secondary glazed windows, telephone point, open fireplace, 2 x radiators, storage recess and wall light point.

KITCHEN 10' 0" x 8' 6" (3.05m x 2.59m) A bright and spacious kitchen with free standing solid beech units, tiled flooring, tiled splash backs, under lighters, space for electric, fridge, exposed timbers, dual aspect secondary glazed windows, and radiator and door to bathroom.

GROUND FLOOR BATHROOM 9' 8" x 4' 6" (2.95m x 1.37m) Recently refitted, 2 x windows to the side, white suite comprising panelled bath with shower attachment and screen, wash hand basin with vanity cupboard under, tiled flooring, low level WC, radiator and tiled splashbacks.

STAIRS FROM ENTRANCE HALL TO:

FIRST FLOOR

LANDING Secondary glazed window to side.

BEDROOM 1 14' 2" x 9' 11" (4.32m x 3.02m) Dual aspect secondary glazed window and lead light window to front, built in storage cupboard housing new boiler, access to loft and radiator.

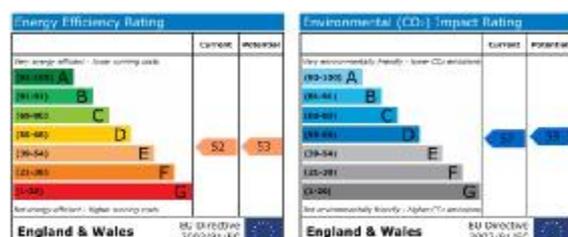
BEDROOM 2 14' x 10' 3" (4.27m x 3.12m) Dual aspect room, bulk head storage cupboard and radiators.

OUTSIDE The property sits on a generous plot which is predominantly laid to lawn. There are a number of mature fruit trees and flower shrub borders plus the option to purchase a brand new shed. The garden is enclosed by hedging and panelled fencing. To the front of the property the garden is laid to lawn with a footpath to front door. Double wooden gates feature at the entrance which add to the overall privacy and lead to the off street parking and gardens.

AGENTS NOTE Some of the images were taken by the owners in the summer.

VIEWINGS By appointment through the Agents.

PLANNING PERMISSION Planning Permission and Listed Building Consent for the proposed alterations and extension at the property have been approved by South Cambridgeshire District Council - Reference numbers S/1002/10/F & S/1003/10/LB dated 12th October 2010. The current owners have started the work in respect to removing the outbuilding to the rear and the footings relating to the rear extension.



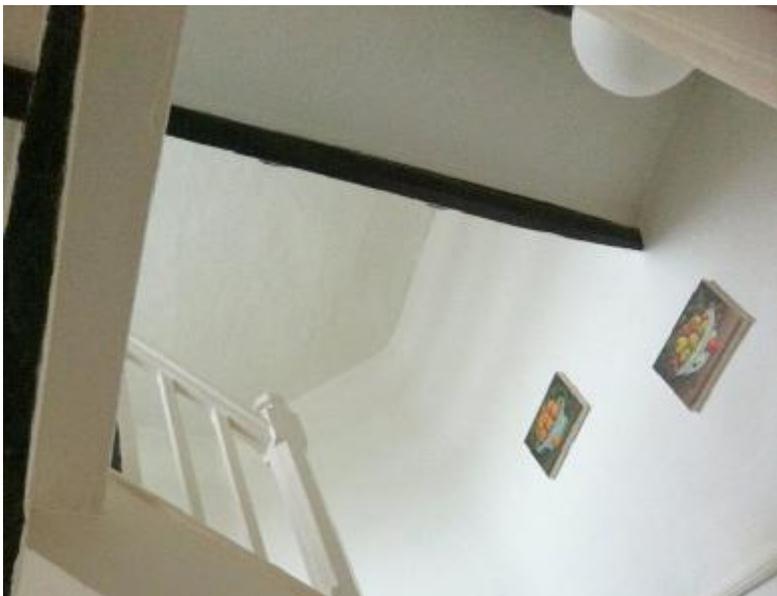


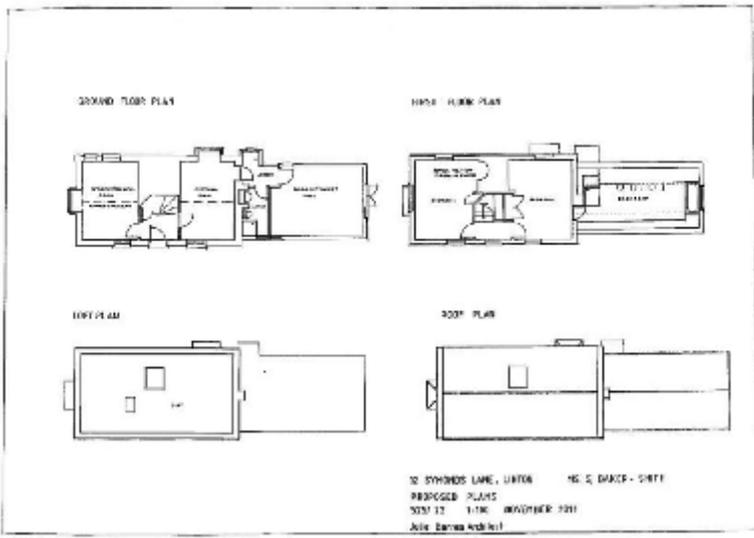
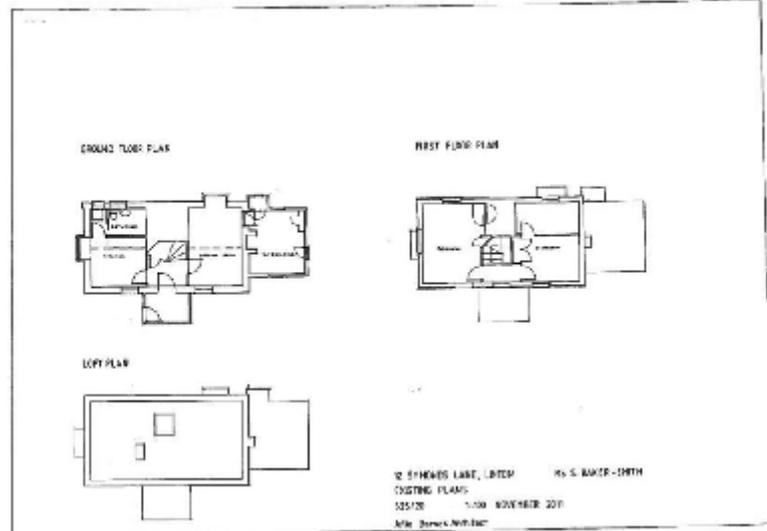
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.

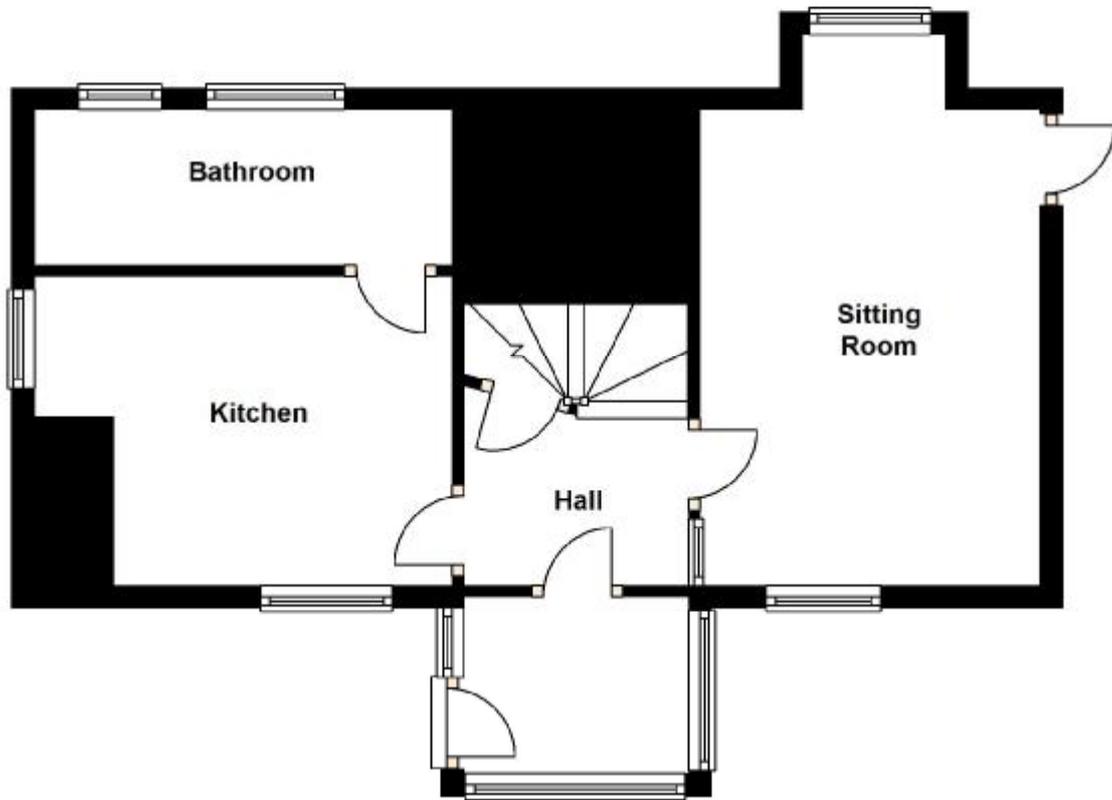
3. Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.

4. These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract. Dimensions shown have been measured in imperial units and are approximate to within +/-3" with the metric dimensions being automatic conversions from the imperial dimensions.





Ground Floor



First Floor

