



**Oliver
Minton**
Sales & Lettings

**Stort Cottage, 234 High Street,
Roydon**

CM19 5EQ

Price Guide £875,000

CHAIN FREE... A handsome, double fronted characterful residence occupying a most unique position with gardens stretching down to the banks of the River Stort. Mooring is currently available at the property which is non-transferable, however can be re-applied for by a new owner.

The original part of the house is believed to date back to the mid 1800's, with striking vertical hung tiles complementing the façade, where later additions to the property blend seamlessly with the original structure. There is a possibility of further enlarging the property, subject to the usual planning consents.

Being just a short stroll to the village High Street and Roydon mainline railway station, providing direct access to London Liverpool Street and Cambridge, this is a truly unique property and a superb opportunity to own something rather special.

- Riverside Detached Character Property With Mooring
- Prime Position Within Easy Walking Distance Of The Village Centre and Roydon Station
- Excellent Road Links
- Spacious Entrance Hall
- Sitting Room
- Dining Room
- Kitchen and Separate Utility Room
- Study
- Split Level Landing
- Main Bedroom with En-suite Shower Room
- Two Further Bedrooms
- Spacious Family Bathroom
- Gated Access with Driveway Parking and Detached Double Garage



The Property

Traditionally set over two floors, the property has wonderful river views to many rooms. Many of the rooms feature exposed wood floorboards, coved cornicing and picture rails. The property benefits from gas fired central heating to radiators.

The front door opens to the reception hall. The sitting and dining rooms sit either side to the front of the property enjoying views through large windows. Both rooms have working fireplaces, the sitting room a welcoming open fire and the dining room a wood burning stove.

The kitchen features modern units with granite worktops and a range style cooker. A sizeable larder cupboard has space for an American style fridge freezer and useful storage. Another door gives access to a separate utility room. To the rear hallway there is a study.

The staircase rises to a split level landing and the bedroom accommodation.

The main bedroom sits to one side of the house and has a window overlooking the gardens and the river. There is an adjacent en-suite shower room.

Two further bedrooms grace this floor, together with a large family bathroom, complete with free standing ball & claw roll top bath and a separate large shower enclosure.



Exterior

The property is approached via a gated access, leading to a brick paved drive providing ample parking. The gardens are predominantly walled, with a paved terrace to the rear. The gardens are open to the river bank to one side, leading down to the mooring.

The pretty gardens are laid to lawn, interspersed with seating areas, mature planting and a variety of mature trees.

To one side of the drive there is a large double garage, which does need some attention, however there could be potential here to create separate annexe accommodation if required, subject to the usual planning consents.

Accommodation

Reception Hall

**Sitting Room 5.88m into bay x 3.54m
(19'3" into bay x 11'7")**

Dining Room 4.14m x 3.47 (13'6" x 11'4")

Kitchen 3.19m x 2.99 (10'5" x 9'9")

Utility Room 2.94m x 2.31m (9'7" x 7'6")

Study 2.22m x 2.03m (7'3" x 6'7")

Bedroom One 4.53m x 3.54m (14'10" x 11'7")

En-Suite Shower Room

Bedroom Two 3.70m x 2.62m (12'1" x 8'7")

Bedroom Three 3.33m x 2.39m (10'11" x 7'10")

Bathroom 3.68m x 1.88m (12'0" x 6'2")

Services

Mains services are connected: mains water, sewerage, electric. Gas fired central heating.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

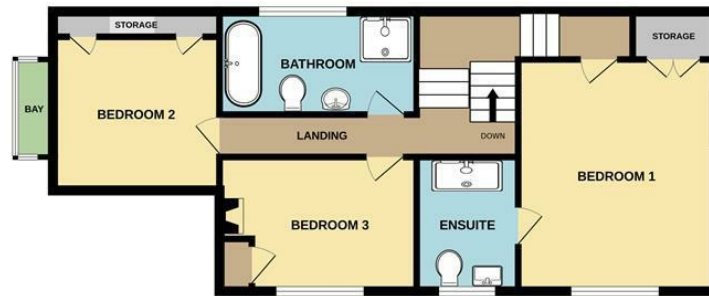
Agents Note

The historic mooring for this property is non-transferable, however as there is already mooring present, a new owner is highly likely to obtain mooring there if they apply. There is a boat currently moored at the property. (As shown in the photographs) A unique vessel that has a varied history, latterly taking part in the flotilla during the Golden Jubilee of Queen Elizabeth II. If a buyer has interest, this is available to purchase by separate negotiation. Please enquire.

GROUND FLOOR
735 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1344 sq.ft. (124.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MORTGAGE ADVICE

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Tenure: Freehold

Council Tax Band: G

Viewing Arrangements:
Strictly by appointment

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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 52 | |
| (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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