



Mill Hill, Weston Colville, Cambridge,
Cambridgeshire

Pocock + Shaw

The Old Forge, 44 Mill Hill
Weston Colville
Cambridge
Cambridgeshire
CB21 5NY

The Old Forge is a delightful 4 bedroom semi-detached period cottage, recently converted and renovated to a high standard and retaining a wealth of period character. Formerly part of the historic village forge, the cottage is beautifully presented and benefits from a charming living room and separate dining room with exposed beams, a stunning double aspect fitted kitchen/breakfast room and 4 double bedrooms with 1 ensuite. Features include attractive gardens, a double car port and NO CHAIN.

Guide Price £550,000



Location Weston Colville is a village located in Cambridgeshire about 10 miles southeast of Cambridge. It's a rural community with a rich history, evident from its medieval church, St. Mary's, and picturesque countryside surroundings. The village has a strong sense of community with local events, a thriving cricket club and a tranquil, agricultural setting. The M11 Motorway: About a 20-30 minute drive from Weston Colville, connects Cambridge to London in the south and the A14 and other major roads to the north, the Midlands and East Anglia.

Living room 23'11" x 13'2" (7.30 m x 4.02 m) with a fireplace with wood burning stove, tiled hearth and brick surround, oak wood flooring, exposed beams and stairs leading to the first floor accommodation.

Kitchen/breakfast room 20'4" x 18'1" (6.21 m x 5.51 m) an exceptional double aspect room with a contemporary modern fitted kitchen comprising a range of fitted base and wall mounted units with oak worktops and upstands, large centre island with oak worktop and breakfast bar with cupboards under, integrated eye level double oven and grill and 4 ring hob with extractor hood over, integrated appliances including fridge, freezer and dishwasher, plinth lighting, tiled flooring and a pair of French doors leading to the gardens.

Cloakroom with hand basin and concealed cistern low level WC, tiled walls and flooring.

Utility room with a pressurised hot water cylinder space and plumbing for a washing machine.

Dining room with exposed original brickwork with dog tooth features, oak wood flooring and a large feature window overlooking the garden.

Study with oak wood flooring.

First floor landing with exposed beams.

Bedroom 1
16'0" x 10'4" (4.87 m x 3.15 m) with built in cupboard and sloping ceilings.

Ensuite shower room with a shower cubicle, hand basin and low level WC, tiled walls and floor.

Bedroom 2 13'2" x 10'4" (4.02 m x 3.14 m) with feature brickwork.

Bedroom 3 11'3" x 9'7" (3.42 m x 2.92 m) with fitted wardrobes.

Bedroom 4 11'9" x 10'0" (3.58 m x 3.06 m) with sloping ceilings.

Bathroom with a bath, hand basin and low level WC, tiled walls and flooring.

Outside The cottage benefits from a front garden with a picket fence and gate, a block paved pathway and an attractive traditional oak framed porch.

A block paved driveway with parking for several vehicles leads to a double oak framed cart lodge adjoining the cottage and with pedestrian gated access to the rear garden.

To the rear of the property is an attractive garden laid to lawn and with Indian sandstone paved areas and aspect over established woodland.

Tenure The property is freehold.

Services

Mains water, drainage and electricity are connected. The property is not in a conservation or flood risk area. Internet connection, basic: 24Mbps, Ultrafast: 1000Mbps. Mobile phone coverage by EE, Vodafone and O2 are available. EPC: TBC

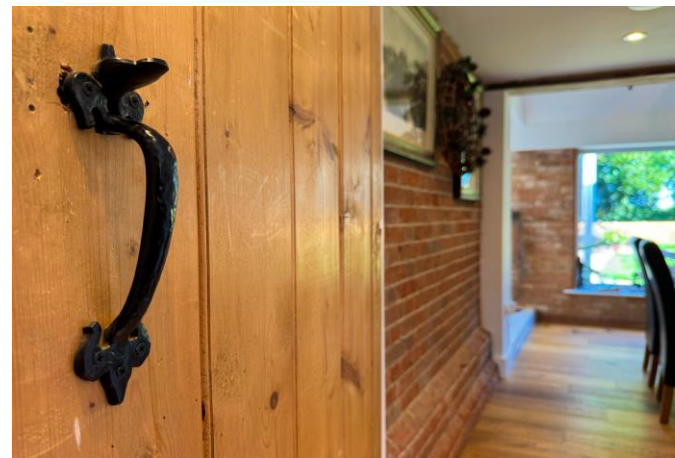
Council Tax TBC Cambs District Council

Viewing By Arrangement with Pocock + Shaw PBS



Renovated & extended cottage
Historic property conversion
3 reception areas
4 bedrooms, 1 ensuite
Exceptional character
Beautiful presentation
Delightful village location
NO CHAIN







A graphic with a black background and a vibrant, colorful floral pattern in shades of red, green, and blue. The text "Pocock + Shaw" is written in a large, white, serif font, with a plus sign between the names. Below it, "For Sale" is written in a smaller, white, serif font. At the bottom, the phone number "01638 668 284" is displayed in a white, sans-serif font.



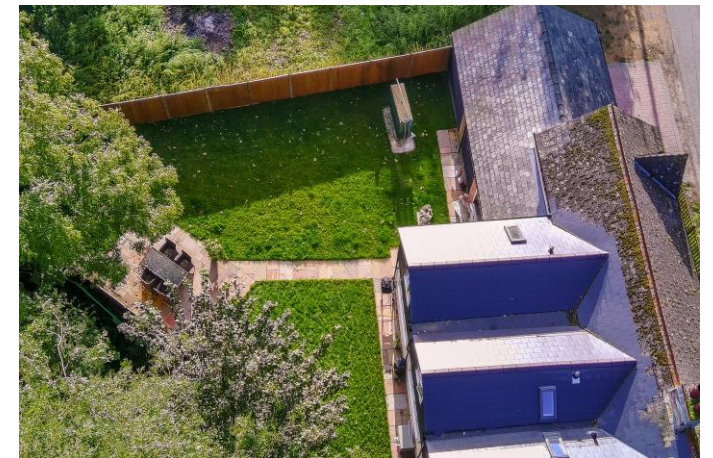
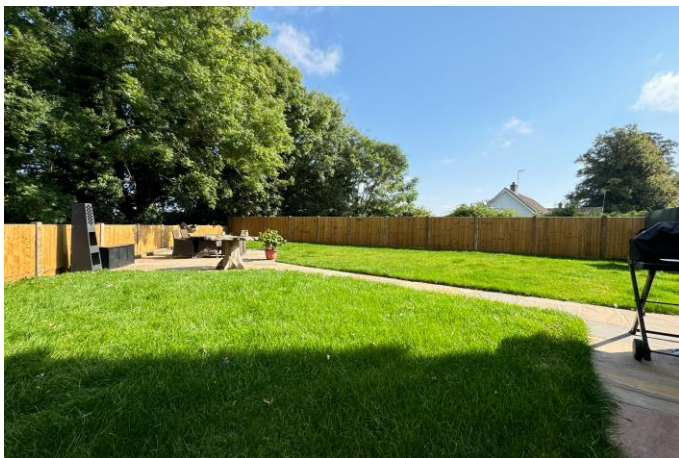




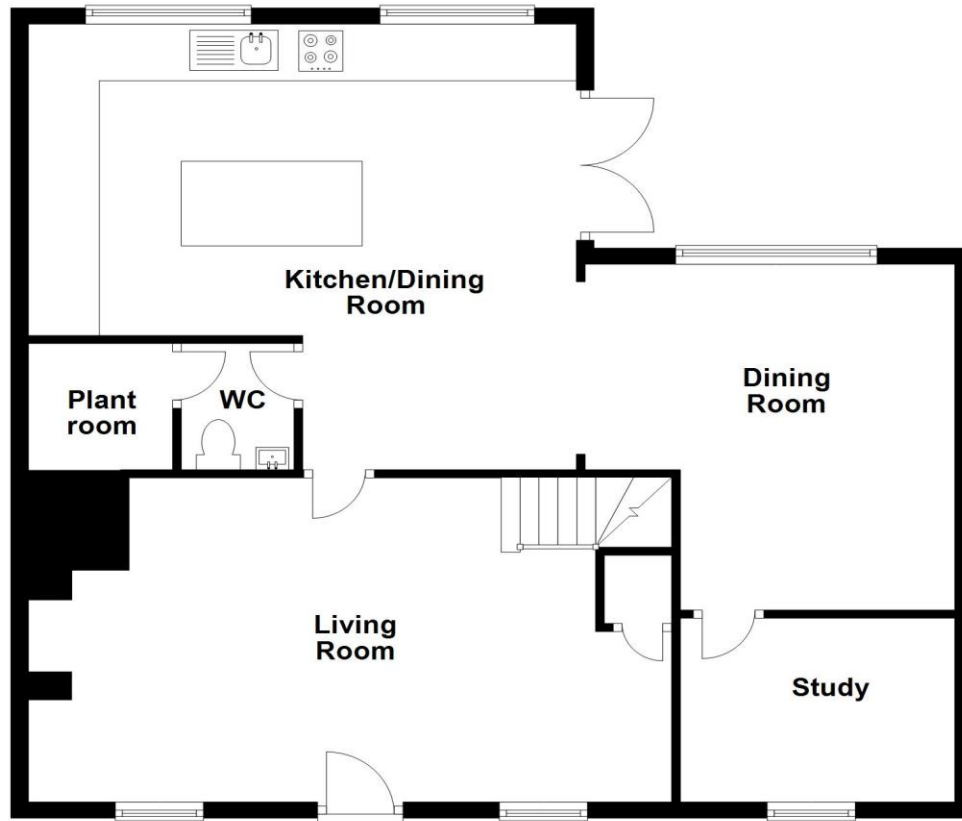
**Pocock
+
Shaw**

For Sale

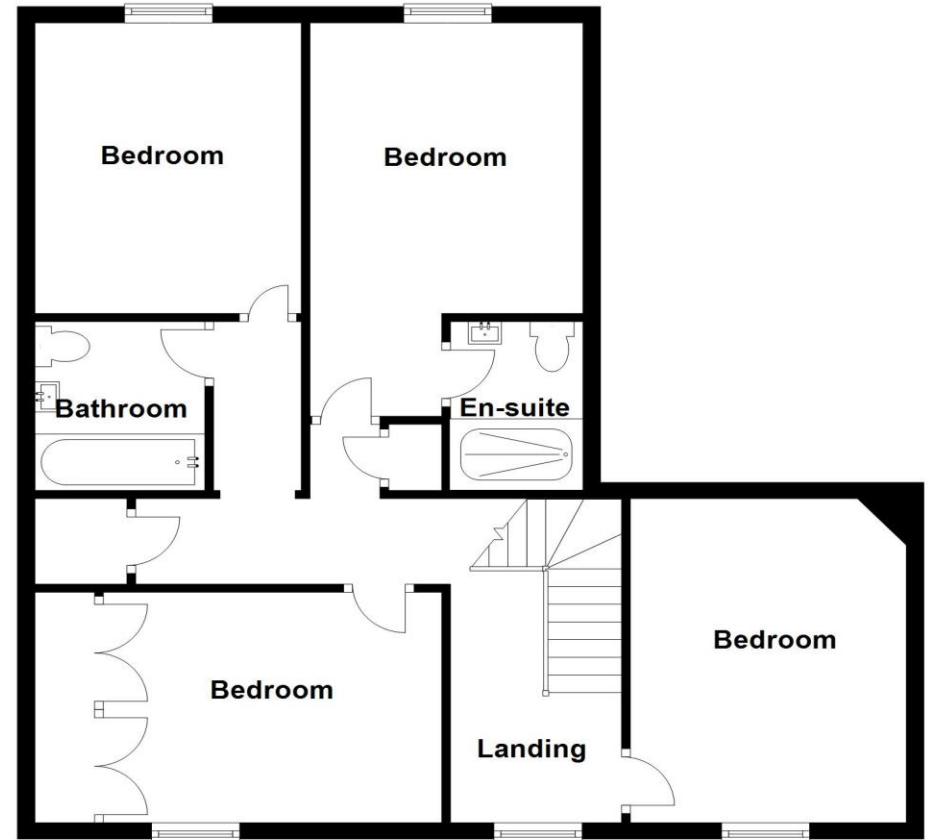
01638 668 284

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Ground Floor



First Floor



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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