



Rose Cottage, High Street, Brinkley

Pocock + Shaw



Rose Cottage  
High Street  
Brinkley  
Suffolk  
CB8 0SF

A charming Grade 2 listed detached period property requiring updating and renovation and standing in a sought after Cambridgeshire village. A historic former malsters house, Rose Cottage has been in the current family ownership for over 100 years and benefits from 2 generous reception rooms and 4 double bedrooms arranged over 3 floors. This character home offers exceptional potential for improvement with period features throughout and stands in delightful lovingly maintained established gardens.

Guide Price £500,000





**Location** Brinkley is a sought after unspoilt Cambridgeshire village lying 6 miles south of Newmarket and 11 miles east of Cambridge. This attractive village benefits from a church, a public house and village hall with well regarded Primary School in nearby Burrough Green.

### Accommodation

**Living room** 15'11" x 15'7" (4.86 m x 4.75 m) a double aspect room with a fireplace with stone hearth and surround, exposed timbers.

**Dining room** 12'4" x 13'1" (3.75 m x 4.00 m) a charming room with exposed timbers, oil fired central boiler, built in cupboards, door leading to the stairs to the first floor.

**Kitchen** 11'3" x 8'9" (3.42 m x 2.66 m) with basic fitted units.

**Rear lobby** with an external door.

**Bathroom** with a bath hand basin and low level WC.

### First floor

**Landing** with exposed beams, stairs leading to the second floor.

### Bedroom 1

12'1" x 16'0" (3.68 m x 4.88 m) with an exposed ceiling beam and a sash window to the front aspect.

**Bedroom 2** 14'1" x 12'3" (4.28 m x 3.73 m) with a period fireplace with an iron grate and brick surround, exposed ceiling beam, built in cupboard and a further storage recess.

### Second floor landing

**Bedroom 3** 12'7" x 11'9" (3.83 m x 3.59 m) with sloping ceilings and a casement window to the front aspect.

**Bedroom 4** 14'6" x 11'9" (4.42 m x 3.57 m) with sloping ceilings.

**Outside** The property stands in an attractive position within the village and is discretely set back from the High Street behind a delightful front garden with a wealth of established trees, shrubs and flower borders.

A long driveway leads to the side of the cottage and to a detached prefabricated garage with a further vegetable garden to the rear.

### Agents note

1-The property is unregistered and the purchaser will be required to register the cottage with Land Registry.

2-The cottage is not connected to mains drainage and there is a septic tank located in the front garden.

**Tenure** The property is freehold.

**Services** Mains water and electricity are connected. The cottage is located in the Brinkley conservation area and is in a low flood risk area. The property has not been registered with Land Registry..  
Internet connection, basic: 5Mbps, Superfast 76Mbps, Ultrafast: 1800Mbps.  
Mobile phone coverage by the four major carriers available.

**Council Tax** E East Cambridgeshire District Council

**Viewing** By Arrangement with Pocock + Shaw PBS



- Grade II listed home
- 2 Reception rooms
- 4 Double bedrooms
- Exceptional character
- Accommodation over 3 floors
- Renovation opportunity
- Delightful gardens









**Pocock  
+  
Shaw**

**For Sale**

01638 668 284







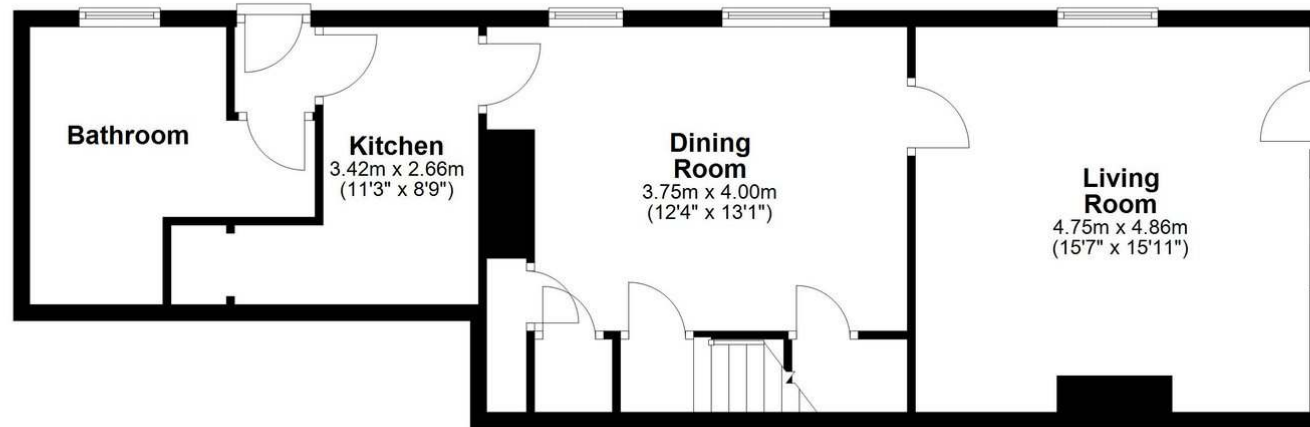






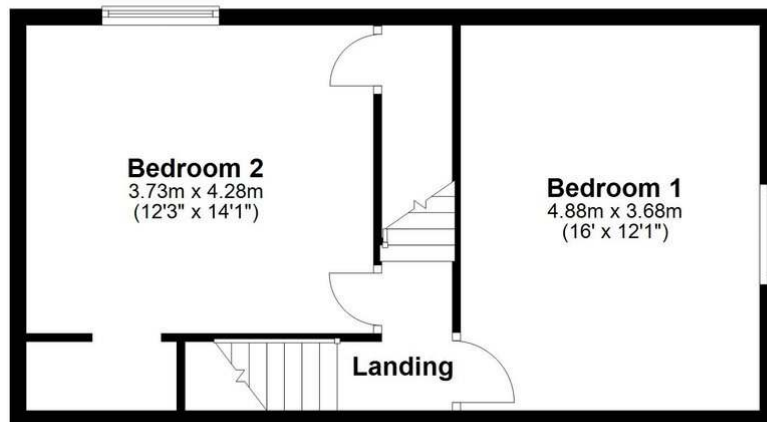
## Ground Floor

Approx. 71.3 sq. metres (767.5 sq. feet)



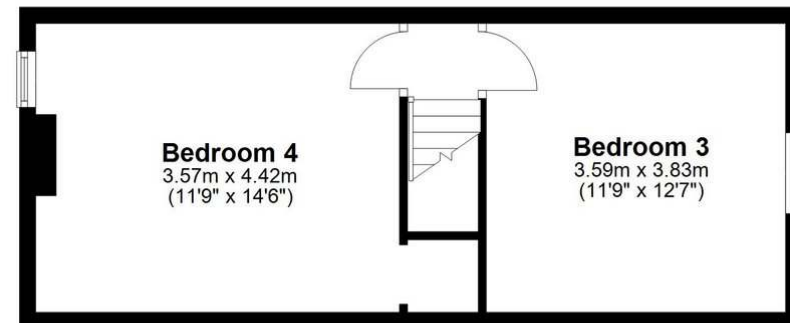
## First Floor

Approx. 43.1 sq. metres (463.6 sq. feet)



## Second Floor

Approx. 33.3 sq. metres (358.8 sq. feet)



Total area: approx. 147.7 sq. metres (1590.0 sq. feet)

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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