



The Carriers, 67 High Street, Little Shelford, Cambridge, CB22 5ES
Guide Price £695,000 Freehold



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A DETACHED, GRADE II LISTED PERIOD COTTAGE OF UNQUESTIONABLE CHARACTER AND CHARM SET WITHIN MATURE AND PRIVATE GARDENS LOCATED CENTRALLY WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 4 bedroomed detached cottage
- Bespoke kitchen / breakfast room plus garden room
- 2 principal reception rooms plus study
- Exposed timbers and inglenook fireplace
- Off road parking and mature rear garden
- Chain free

The Carriers is a detached, Grade II listed thatched cottage dating back to the 1600s and was originally two cottages. The current owner's family bought the property in the 1970s converting it to a single dwelling and virtually rebuilding the property as it had fallen into disrepair. The cottage retains much of its original unique features including a wealth of exposed timber beams and a beautiful inglenook fireplace.

The accommodation comprises two principal reception rooms, both with fireplaces including the sitting room with inglenook fireplace and a study / playroom with access to the secondary staircase. There is a generous kitchen / breakfast room fitted with bespoke cabinetry and adjoining it is a garden room, which incorporates both a utility area and a cloakroom w.c. With the necessary planning consents, these two areas could easily be converted into one large kitchen / dining / family space with views over the lovely rear garden.

The first floor is accessed via two stairwells giving independent access to all four bedrooms and the family bathroom.

Outside, the the gravel driveway provides off road parking for two vehicles. The rear garden is predominantly laid out to shaped and manicured lawns with well-stocked flower and shrub borders and beds, a selection of trees and bushes and a generous brick paved terrace, ideal for alfresco dining and all enjoying excellent levels of privacy and seclusion.

Location

Little Shelford is a delightful picturesque village situated about 5 miles to the south of Cambridge. The village has a range of facilities including, pub/restaurant, village hall and church. The adjoining village of Great Shelford (1 mile) provides a full range of local facilities including health centre, post office, bank, butcher, baker and delicatessen, two supermarkets.

Great Shelford station provides a regular service to Cambridge (10 minutes) and connects to Liverpool Street line to London (from 78 minutes). There is easy access to the City of Cambridge with to the southern side Addenbrooke's Hospital, new Biomedical Campus and many of the University Departments. Cambridge railway station and the M11 motorway are easily accessible. There is schooling in Great Shelford and in Sawston.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - F

Fixtures and Fittings

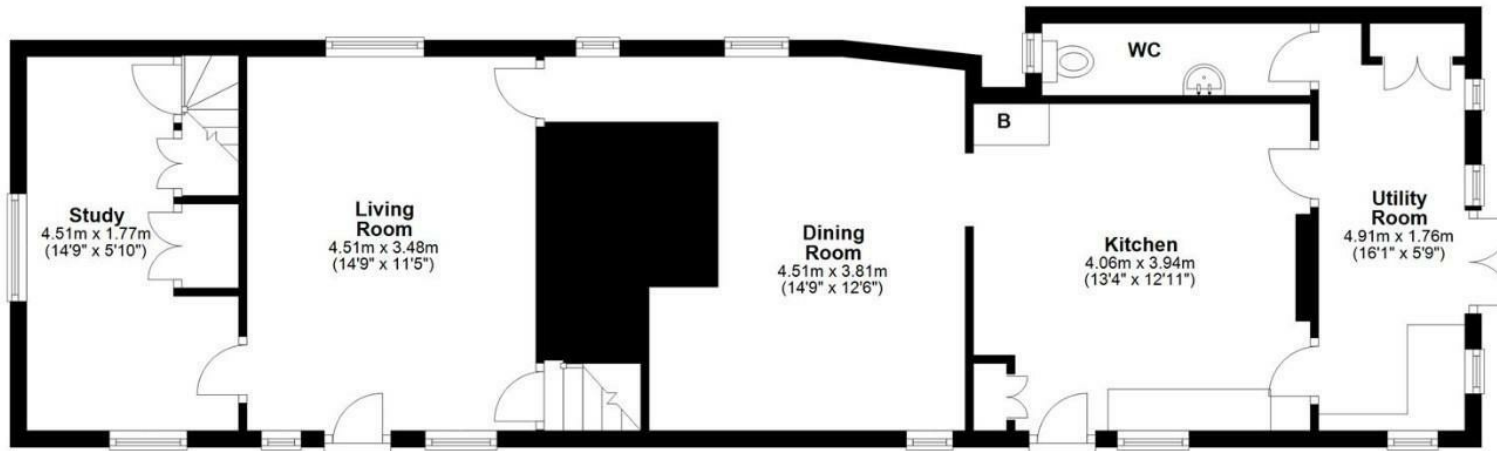
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Approx. gross internal floor area 147 sqm (1575 sqft)

