



Cornwall House Stone Lane, Meldreth, Royston, SG8 6NZ
Offers Over £950,000 Freehold



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A HANDSOME, DETACHED, DOUBLE-FRONTED VICTORIAN RESIDENCE OFFERING GENEROUSLY PROPORTIONED ACCOMMODATION WITH A DETACHED ANNEX, STUDIO AND OFFICE AND SET WITHIN SECLUDED GARDENS AND GROUNDS EXTENDING TO 1.75 ACRES. IT WAS DAMP PROOFED IN 1991, ON MAINS DRAINAGE AND HAS GAS-FIRED CENTRAL HEATING.

- 4 bedroom, detached Victorian House
- Large kitchen / breakfast / family room
- Utility room plus boot room
- 2 large reception rooms
- Many original features
- Detached annex with adjoining studio and office
- Gardens and grounds of 1.75 acres.
- Scope for further improvement.

Cornwall House is a handsome, detached Victorian 'foursquare' residence with later additions, yet retaining many original features and set within gardens and grounds approaching 1.75 acres. The house boasts a most tranquil setting tucked away along a quiet village lane with panoramic views over countryside and would suit those with equestrian needs and / or those requiring space to work from home. Within the grounds is a self-contained annex with an adjoining studio with office space above and a detached garage offering enormous flexibility. The property has scope for further internal improvement.

The accommodation comprises an entrance portico with solid wood panelled front door with fanlight above leading to a welcoming reception hall with stairs to the first floor accommodation and original wood panelling. There are two bay-windowed reception rooms both with ornate, Victorian open fireplaces. The kitchen / breakfast / family room is a generous family space with a vaulted ceiling and fitted with bespoke cabinetry, a host of integral appliances plus a gas-fired Aga. Adjacent is a utility area with integral white goods and this opens to a large boot room with a fireplace with an inset wood burning stove, bespoke cabinetry including a cloakroom bench.

Upstairs, off the half-galleried landing are four good sized bedrooms and a family bathroom with a feature roll-top, claw foot bath.

The annex comprises an entrance hall, a generously sized bedroom, sitting room, shower room and a utility room with an adjoining studio with stairs up to a large office space.

There is a generous driveway leading to a gravelled parking area, which would accommodate several vehicles and a detached, timber, double garage. The gardens and grounds extend to 1.75 acres including a formal garden laid to lawn with flower and shrub borders, a paved patio and a wildlife pond, and a 1 acre paddock to the rear, ideal for those with an equestrian hobby.

Location

Meldreth is a picturesque village lying about 9 miles south of Cambridge and 4 miles north of Royston. Some of the best countryside in South Cambridgeshire surrounds the village over which there are numerous fine walks. Usual facilities are available and Meldreth mainline station is close by as is Royston which provides access to Kings Cross in about 48 minutes. Communications are therefore excellent and the M11 is readily accessible.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

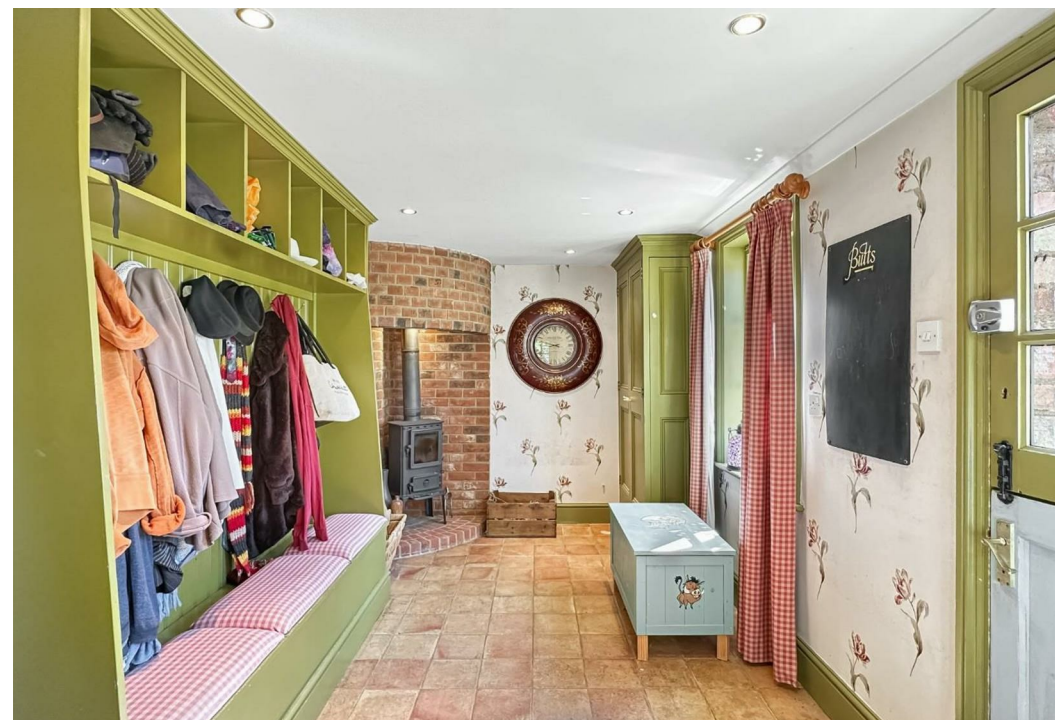
South Cambridgeshire District Council.
Council Tax Band - D

Fixtures and Fittings

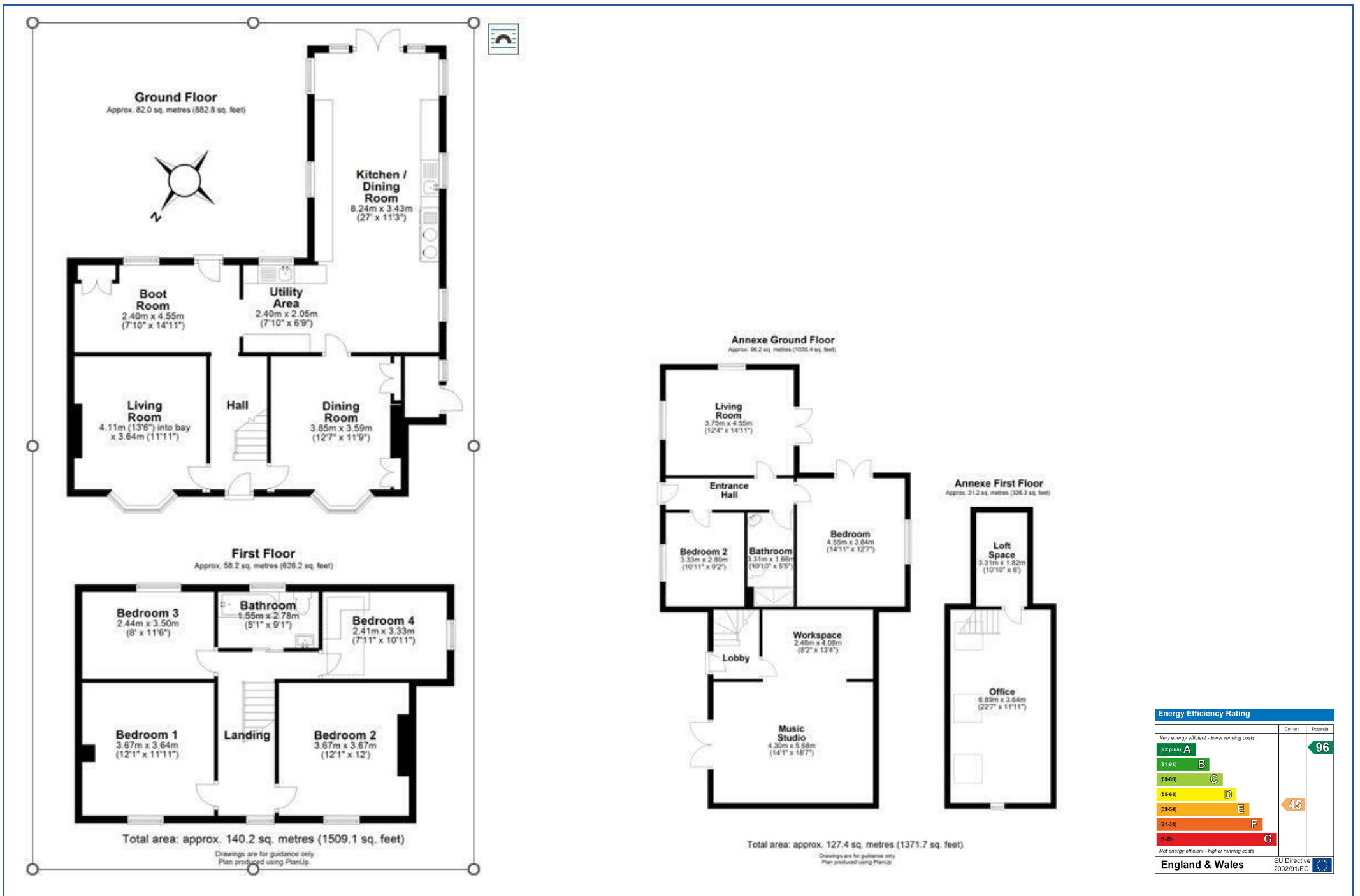
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



