



110 High Street, Melbourn, Royston, SG8 6AL

Guide Price £1,250,000 Freehold



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A RARE OPPORTUNITY TO ACQUIRE A STUNNING DETACHED GRADE II LISTED RESIDENCE WITH ACCOMMODATION OF APPROXIMATELY 4000 SQFT WITH MANY ORIGINAL UNIQUE FEATURES AND SET WITHIN A MATURE AND PRIVATE PLOT OF 0.25 ACRES.

- Detached Grade II listed period house
- 4000 Sqft / 372 Sqm
- 6 beds, 3 baths, 6 receipts
- 0.25 acres
- Gas fired central heating to radiators
- Detached double cart lodge with adjoining workshop
- 6 reception rooms plus a cellar
- Landscaped gardens
- Council tax band - G
- Chain free

The property occupies a fine position, set back from the road and just a short walk from the primary school and village amenities. The property is believed to date back to the mid sixteenth century and made up part of the Old Manor House. It was refurbished in 2000 and boasts capacious accommodation extending to 4000 Sqft. The property boasts a beautiful walled landscaped garden approximately 0.25 acres together with ample parking and a detached double cart lodge with adjoining workshop.

The accommodation comprises a welcoming entrance hall with cloakroom/WC just off. There is a well equipped kitchen, fitted with solid wood cabinetry, ample fitted Corian work surfaces and a host of integrated appliances including a six ring gas hob, double oven, extractor, integrated fridge/freezer and dishwasher. The kitchen is complemented perfectly by a generous utility/boot room with walk-in pantry and also accommodates the usual white goods plus a wall mounted gas fired central heating boiler and doorway linking to the external greenhouse.

There are six generous reception rooms, all with unique features including fireplaces and exposed timbers. The drawing room is particularly worthy of note, a wonderful room with beautiful inglenook fireplace, exposed timber beams, brick work, wood panelling and solid oak flooring. From an inner hallway, there is another cloakroom/WC and a door to the cellar which has excellent head height.

Upstairs there are six bedrooms, the master bedroom boasting an en-suite bathroom plus there is a family bathroom and a separate shower room to service the other bedrooms.

Outside, a driveway leads to an expansive parking area which will accommodate multiple vehicles and leads to a detached cart lodge with adjoining workshop. The principle garden is laid mainly to shaped and well maintained lawns with well stocked flower and shrub borders and beds including raised beds, wildlife pond, a paved terrace with covered seating area. All is enclosed by a combination of walling and fencing, enjoying good levels of privacy.

Location

Melbourn village is located around 10 miles south-west of the city of Cambridge and 4 miles north-east of the market town of Royston. It is well-served with a range of local facilities including a post office, chemist, convenience stores, butchers/delicatessen and a number of pubs/restaurants. The village also has a primary school and a secondary school.

The village is well connected for the commuter, the A10 leads north-east to the M11 (7 miles) and south-west to the A505 (2 miles). There is a mainline railway station in Meldreth (1 mile) and for fast trains direct to London King's Cross, Royston station (4 miles).

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band -G

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.



