



Sun Street, Potton, SG19 2LR
£600,000



LATCHAM —————
————— DOWLING

ESTATE AGENTS

*****GORGEOUS TIMBER FRAMED GRADE TWO LISTED CHARACTER HOME WITHIN THE HEART OF THIS GEORGIAN MARKET TOWN*****

Formerly 'The Sun Inn', after which the street is named, this beautiful property is considered to be the oldest surviving building in Potton and is thought to date back to 1668, so this really is an incredible opportunity to own a piece of Potton's history!!

Listed by the former Ministry Of Works in January 1952 as Grade Two, of special interest and when you step over the threshold, it's clear just how special a building this really is. But despite its age and character, one of the most surprising elements is just how spacious and practical this home is, with almost 2300 sqft of accommodation providing four double bedrooms, two first floor bathrooms, three large separate reception rooms (one with an extremely impressive inglenook fireplace and wood burning stove), a large open plan kitchen/ breakfast room and a unique 'triple apexed' conservatory overlooking the part walled gardens.

In addition to the main accommodation, you also have two separate cellars, which offer tremendous potential for conversion and could be perfect as a cinema/ games room, gym or office (subject to relevant consents).

This historic building sits on a plot of 0.14 acres and offers an enclosed and private garden of approximately 100' in length, with access to the secure gated driveway, providing off road parking for two cars and leading to the detached garage (measuring 20'7 x 8'7).

If it's character, charm and a sense of quirkiness you're looking for, but combined with a practical and versatile layout (definitely not a combination you find every day!!) then this really is the home for you.

Entrance Via

Entrance Lobby

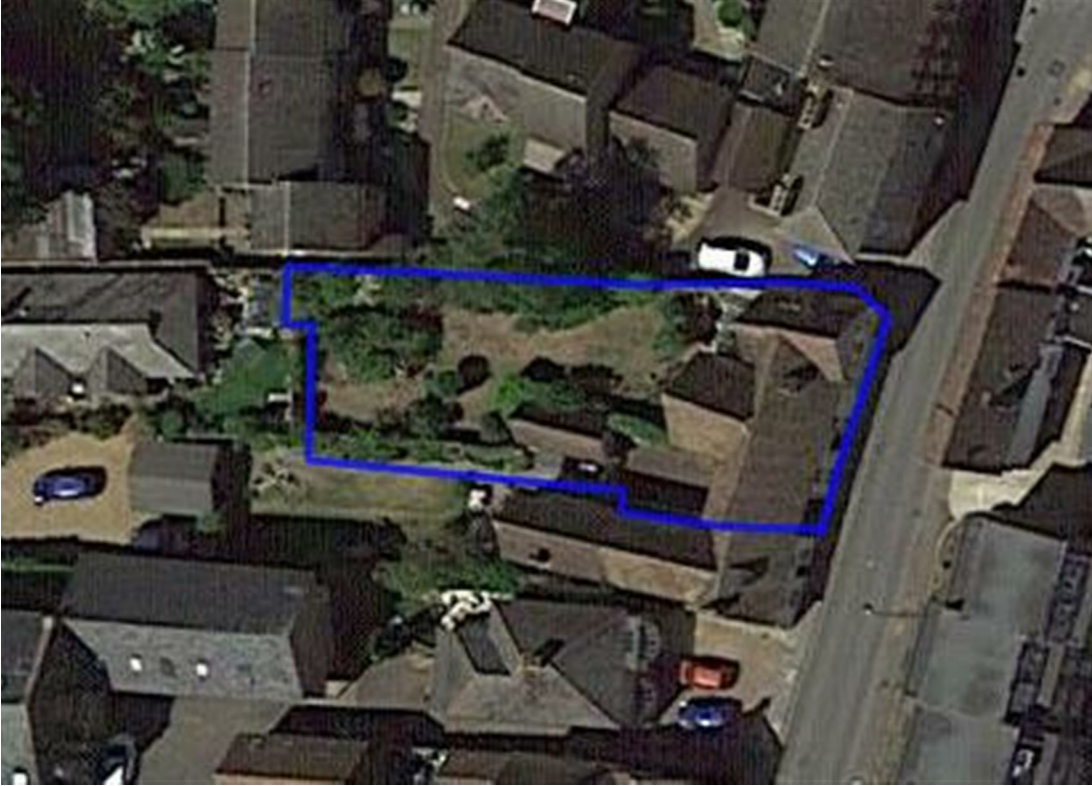
4'6 x 3'4 (1.37m x 1.02m)

Cloakroom

5'1 x 3'3 (1.55m x 0.99m)

Kitchen/ Breakfast Room

19'7 x 9'11 (5.97m x 3.02m)





Family Room
18'10 x 9'5 (5.74m x 2.87m)

Dining Hall
18'7 max x 16'0 max (5.66m max x 4.88m max)

Sitting Room
20'3 (max into bay window) x 16'8 max (6.17m (max into bay window) x 5.08m max)

Conservatory
15'10 x 10'7 (4.83m x 3.23m)

Cellar One
14'6 x 7'10 (4.42m x 2.39m)

Cellar Two
18'10 x 7'4 (5.74m x 2.24m)

First Floor Landing

Bedroom One
19'3 max into wardrobes x 9'10 (5.87m max into wardrobes x 3.00m)

'Jack and Jill' En Suite
9'9 x 7'3 (2.97m x 2.21m)

Bedroom Two
16'9 max into wardrobe x 10'10 (5.11m max into wardrobe x 3.30m)

Bedroom Three
11'4 x 10'10 (3.45m x 3.30m)

Bedroom Four
10'4 x 9'1 (3.15m x 2.77m)

First Floor Snug
9'3 x 7'6 (2.82m x 2.29m)

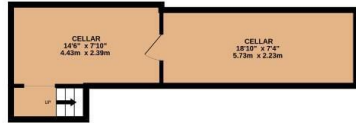
Family Bathroom
8'11 x 8'11 (2.72m x 2.72m)

Rear Garden

Garage and Driveway



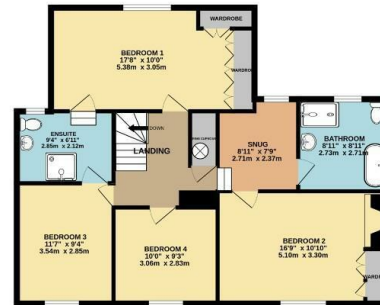
BASEMENT
275 sq.ft. (25.6 sq.m.) approx.



GROUND FLOOR
1154 sq.ft. (107.2 sq.m.) approx.



1ST FLOOR
865 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA : 2294 sq.ft. (213.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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