



**The Old Post Office, Fair Green,
Reach, Cambridgeshire CB25 0JD
Guide Price £685,000**

MA
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The Old Post Office 17 Fair Green, Reach, Cambridgeshire CB25 0JD

A quite delightful detached grade II listed period cottage believed to date back to the mid 17th century centrally positioned within this most sought after East Cambridgeshire Village. Reach is an attractive and well regarded village just 8 miles equidistant between Cambridge and Newmarket and just 2 miles from the larger village of Burwell which has a wide variety of shops and facilities. Reach itself centres around a village green and includes a Church, Public House and village hall.

The Old Post Office retains a wealth of character and original features throughout including exposed timber beams and 4 inglenook fireplaces. The accommodation currently extends to nearly 1650 sq ft and a particular feature is a large attached brick barn and former Blacksmiths forge.

EPC (N/A)
Council Tax Band E (East Cambs)

Accommodation Details

Part glazed entrance door leading from garden into:

Kitchen/Dining Room

20'1" x 16'0"

Farmhouse style fitted kitchen with a range of base level units with solid wood and marble working top surfaces over, feature wall with exposed brickwork, integrated oven, separate hob, space and plumbing for washing machine, space and plumbing for dishwasher, stainless steel sink unit with drainer and mixer tap over, ample room for dining table and chairs, wood effect flooring, large old shop window to the front aspect and further windows to the side and rear aspects, door leading through to:

Main Sitting Room

14'11" x 14'8"

Inglenook fireplace with exposed brickwork, exposed beams, windows to the front and rear aspects.

Second Sitting Room

16'1" x 15'1"

Inglenook fireplace with exposed brickwork, exposed beams, staircase rising to the first floor, concealed trapdoor entrance to cellar (cellar measures 4.62m x 5.21m) window to the front aspect, opening through to:

Lobby

With arched window, doors leading through to shower room and:

Shower Room

8'3" x 5'6"

With suite comprising shower enclosure, pedestal wash hand basin and low level WC, part tiled walls, heated towel rail, extractor.

Conservatory

9'7" x 8'3"

With glazed antique chapel doors leading to the garden.

Bedroom 3

10'10" x 9'8"

With built in cupboards, window overlooking garden.

First Floor Landing

With straight staircase, doors leading through to:

Bedroom 1

14'1" x 9'10"

Inglenook fireplace with exposed brickwork, window to the front aspect, built in wardrobes with louvre doors, built in cupboard.

Bedroom 2

14'2" x 9'5"

Inglenook fireplace with exposed brickwork, built in cupboard, window to the front aspect.

Bathroom

10'4" x 5'8"

With suite comprising panel bath with tiled splashbacks, pedestal wash hand basin and low level WC, vinyl flooring, window overlooking the garden.

Barn

46'10" x 19'4"

Large brick and clunch built barn with the potential to convert into a number of uses (subject to planning consent) with timber double doors.

Outside - Front

Tarmac parking area to the side leading to double timber gates leading through to:

Outside - Rear

Beautiful, mature and particularly private rear walled garden with trees and a plethora of mature plants/shrubs, area laid to lawn, paved seating areas and brick paved pathways.

AGENTS NOTE

The property has previously had planning permission granted to convert the barn into further living accommodation over two floors therefore enlarging the property to an impressive 3320 sq ft of overall space. Full plans can be found on East Cambs District Councils website with the reference number – 10/00638/FUL and listed building consent number – 10/00640/LBC.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - tbc

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 141 SQM

Parking –

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

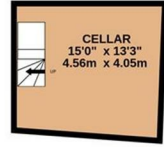
Broadband Type – Ultrafast available, 930Mbps

download, 930Mbps upload

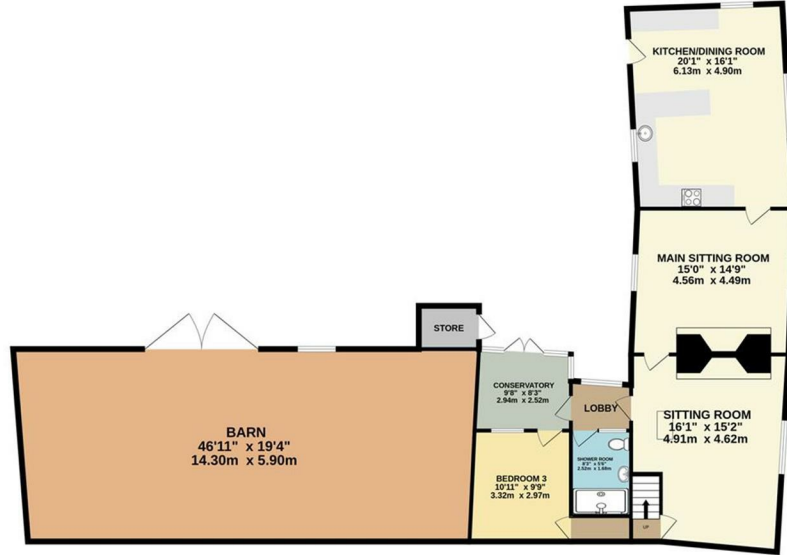
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the vendor is aware of

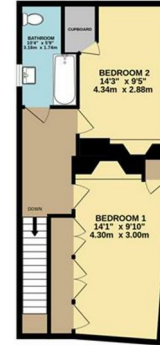
BASEMENT
200 sq.ft. (18.6 sq.m.) approx.



GROUND FLOOR
2004 sq.ft. (186.2 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 2681 sq.ft. (249.1 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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