



12 NARROW LANE, HISTON, CB24 9HD

Guide Price £800,000

[TYLERS.NET](https://www.tylers.net)

A fantastic opportunity to purchase this four bedroom detached Victorian property built circa. 1900 in need of some modernisation, benefitting from a large well-established plot (approx. 0.15ac, STM) and positioned in a prime position in the heart of Histon, offered to market for the first time since 1960 and with the added benefit of no onward chain.



Histon is justifiably one of the most sought after areas in close proximity to the City just three miles from the actual centre by fast road, yet pleasantly located close to some of the best countryside in the county. Close by is the Cambridge northern by-pass which conveniently gives direct and easy access to the M11 motorway, London and other parts of the country. The village boasts excellent facilities including a varied range of shops and bus service - including the Guided Busway linking the village with central Cambridge, Addenbrookes and the Cambridge North Rail Station. There is schooling for all ages, including the highly regarded Impington Village College, providing educational and recreational facilities for all the community.

- Four bedroom detached house
- Victorian era, built circa. 1900
- In need of some modernisation throughout
- Large, well-established plot (approx. 0.15ac, STM)
- Prime position in the heart of Histon
- Offered to market for the first time since 1960
- Added benefit of no onward sales chain
- Viewing strictly by appointment only

GROUND FLOOR

Front door leads into a formal entrance hallway complete with period features, and in turn offers access to a reception room (3.66m x 4.86m) currently used as a study which benefits from a bay window and period fireplace with surround. Also off the main entrance hallway is a formal dining room (3.66m x 4.86m) also benefitting from a bay window, period features, and a handcrafted bookcase with glazed display doors. This dining space opens into a later extension which is used as a further reception room (3.38m x 6.15m) benefitting from dual aspect windows, gas fire with surround, and double doors leading to the rear terrace. The rear of the reception room offers access into the kitchen/breakfast room (3.01m x 6.15m) which is also accessed from the main entrance hallway. The kitchen itself is complete with a range of units, worktop space, sink with drainer, integrated hob, double oven, microwave, fridge/freezer, and plenty of space for a breakfast table and chairs. A window and single pedestrian door lead to the rear garden. From the kitchen/breakfast room there is a small rear lobby with downstairs WC, and in turn leads to the sun room (2.89m x 6.47m) which is also a later extension that benefits from high level windows, a utility area, wall-mounted gas boiler, and double doors also to the rear terrace.

FIRST FLOOR

Stairs lead to a spacious first floor landing benefitting from a large fitted airing cupboard with double doors, and in turn offers access to four bedrooms, a family bathroom and separate WC. The principal bedroom (3.37m x 6.15m) is a large double room benefitting from three windows and plenty of space for furniture. Bedroom two (3.39m x 4.10m) is a further double with dual aspect windows and fitted cupboard. Bedroom three (3.37m x 4.10m) is a further double, and bedroom four (2.51m x 2.13m) is a single bedroom also currently used as a study. The main family bathroom is a large space (3.01m x 2.86m) with bath, separate shower cubicle, bidet and basin. A separate cloakroom offers a WC and wash basin.

OUTSIDE

The property occupies a prominent position on Narrow Lane and is complete with a low level boundary wall to the front with paved driveway and double metal gates leading to the rear of the plot. The south west facing rear garden is a highly unusual find within the centre of the village and extends to approximately 0.15ac (stm) of formal gardens mainly laid to lawn with established and mature hedges, trees and shrubs. An ornamental pond occupies the centre of the plot, plus formal seating areas and a timber pergola. A raised stone terrace is found to the rear of the main house which is covered by timber and UPVC roof with lights, and further benefits from mature wisteria. A detached timber shed and glazed greenhouse is also found to the back of the plot.

GARAGE & WORKSHOP

The detached brick built double garage (5.39m x 4.61m) is also within the plot and is accessed via a shared driveway alongside the neighbouring plot. The garage benefits from lights, power and an electric opening door. To the back of the garage is a large workshop (4.12m x 4.61m) which also offers lights and power and plenty of workbench and storage space. A pedestrian door leads back to the garden.

GENERAL

Offered to market for the first time since 1960, this detached Victorian property is available with the added benefit of no onward sales chain. Built in 1900 the property was originally extended sometime pre-1960, and again by the current owner around 1970/71, and whilst it has been maintained over the years of their ownership the property is in need of some modernisation and offers the opportunity for significant extension and renovation, subject to relevant planning.

EPC rating awaited

Council tax band F (£2,878.13 per annum, 2021/22)

South Cambridgeshire District Council

Histon & Impington Park Primary and Impington

Village College school catchment areas



Cambridge

104 Cherry Hinton Road
Cambridge CB1 7AJ
01223 214400

Histon

19 High Street, Histon
Cambridge CB24 9JD
01223 235111

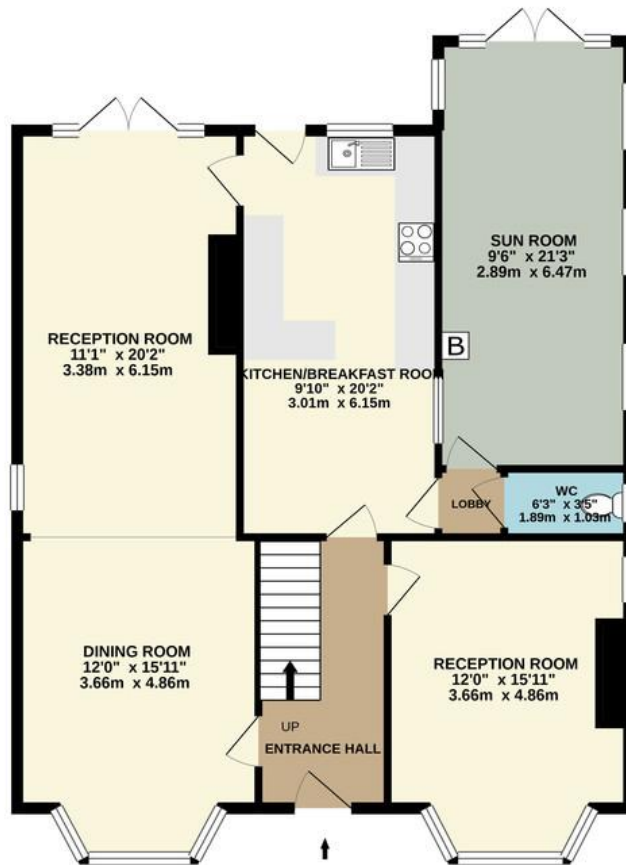
Willingham

Stocks Corner, High Street
Willingham, Cambs CB24 5ES
01954 260952

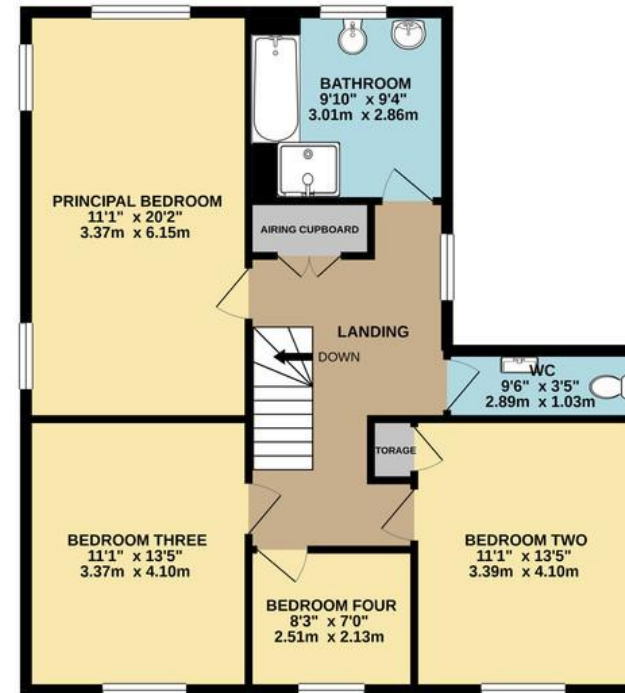
Newmarket

16a High Street
Newmarket, Suffolk CB8 8LB
01638 660303

GROUND FLOOR
1087 sq.ft. (101.0 sq.m.) approx.



1ST FLOOR
859 sq.ft. (79.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1946 sq.ft. (180.8 sq.m.) approx.

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