



Water Lane, Melbourn, Royston, SG8 6AY

welcome to

Water Lane, Melbourn, Royston

A quite stunning Grade II listed detached four bedroom cottage with superb gardens, garaging and parking situated in this lovely secluded position within this highly sought-after village location. Early internal viewing is highly recommended at the earliest opportunity to avoid disappointment.



Front Door

Door to entrance porch with doors off to lounge and dining rooms. Tiled floor.

Lounge

15' 2" x 11' 9" (4.62m x 3.58m)

(Plus depth of recess and feature inglenook fireplace). Lovely dual aspect room with windows to front and rear, ceiling beams, two double radiators, stairs off to first floor landing.

Dining Room

15' 7" x 14' 3" Including depth of furniture (4.75m x 4.34m Including depth of furniture)

Feature fireplace, wall and ceiling beams, window to front, sash window to rear, door opening onto inner hall.

Inner Hall

Window to rear, stairs off to first floor landing.

Kitchen

15' 7" max x 11' 2" max (4.75m max x 3.40m max)

Lovely 'L' shaped 'in-frame' bespoke fitted kitchen with Miele combination microwave/oven, large oven and warming tray/oven and six-ring induction hob. Further Miele appliances include fridge, dishwasher and washing machine. Cupboard housing Vaillant gas boiler, further cupboard housing electric meters. Excellent range of base and wall units together with stainless steel sink unit and Carrerra marble work surface surrounds.

Staircase To First Floor

Staircase from lounge to first floor landing.

First Floor Landing

Large storage cupboard, doors off to bathroom, shower room and bedroom.

Bedroom

15' 5" x 11' 2" Plus recess (4.70m x 3.40m Plus recess)

Lovely vaulted ceiling, windows to front and rear, two radiators, doorway to second landing which in-turn has stairs leading to the second floor.

Bedroom

14' 4" x 7' 8" (4.37m x 2.34m)

Dual aspect room with radiator, windows to front and side.

Bedroom

11' x 7' 10" (3.35m x 2.39m)

Dual aspect room with windows to rear and side, radiator.

Bathroom

'Duker'-built suite comprising bath with tiled surround, low-flush WC, pedestal wash hand basin, window to rear.

Shower Room

Suite comprising shower, low-flush WC, wash hand basin, wall tiling, towel radiator, window to side.

Staircase To Second Floor

Staircase from first floor to second floor galleried landing.

Bedroom

14' 4" x 10' 10" Max (into eaves) (4.37m x 3.30m Max (into eaves))

Window to side.

Loft Space

10' 10" x 10' 10" max (into eaves) (3.30m x 3.30m max (into eaves))

(Measured at floor level), there is restricted head height to this room, window to side.

Outside Rear Garden

A particular feature of the property is the superb landscaped gardens to rear with a lovely detached summerhouse measuring 18'8 x 9'3 with separate log store to rear. Tool shed measuring 10'4 x 7'5 and further storage shed. The garden is beautifully landscaped with a shaped lawn with a wide variety of shrubs and trees to borders.

Detached Garage

Detached double garage measuring 25'9 x 20'3 incorporating an office measuring 11'4 x 6'0 with additional storage area above, door to side. There is also generous off-road parking, all of which is within a lovely secluded plot.



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welcome to

Water Lane, Melbourn, Royston

- Stunning Grade II listed detached cottage in sought-after location.
- Lovely fitted bespoke kitchen with Miele appliances.
- Separate lounge and dining rooms.
- Four bedrooms, two bathrooms and loft room.
- Lovely landscaped rear gardens with detached summer house.

Tenure: Freehold EPC Rating: Exempt

£1,100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109212 - 0010

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