



High Street, Lode  
CB25 9EW

Pocock+Shaw



24 High Street  
Lode  
Cambridge  
Cambridgeshire  
CB25 9EW

An imposing family home set in the heart of the sought after village of Lode, surrounded by beautiful open countryside and the National Trust Anglesey Abbey Estate. Being the former Post Office, the property is now ready to be returned fully back in to a family residence.

- Reception hall
- Sunken sitting room
- Former shop area/ Reception room
- Study area
- Large studio room
- Main fitted kitchen
- Second kitchen area
- Four bedrooms
- Two en-suite shower rooms
- Family bathroom

Offers Over £445,000





An imposing family home, ready to be returned back in to a family residence. With an exceptionally large ground floor area, which offers a huge number of options and flexibility for being re configured to suit the new owner.

Lode Village is just over seven miles north east from the historic city of Cambridge, with the mainline railway station at Cambridge North six miles.

#### **Glazed entrance door to:**

**Reception hall** 15'7" x 7'3" (4.75 m x 2.21 m) Staircase to the lower floor, feature brick arch, opening to:

**Hallway/ Dining area** 12'3" x 7'11" (3.73 m x 2.41 m) Feature bulls glass arch to one wall, built in under stairs storage cupboard. Windows to the side and stairs rising to the first floor.

**Main kitchen** 15'7" x 10'6" (4.75 m x 3.20 m) Extremely well fitted range of wood fronted units set under a composite worksurface with matching base units. Belfast sink with mixer tap and Oak worksurface and drainer. Space for range style cooker. Canopy extractor fan. Matching wall mounted cupboards. Ceramic tiled splashback and floor. Windows to the side and glazed stable door to the rear courtyard. Double fitted cupboard with space and plumbing for the washing machine and tumble dryer.

**Study** 10'8" x 6'6" (3.25 m x 1.98 m) Window to the rear and glazed door to the rear courtyard, double radiator.

**Former shop** 18'2" x 11'3" (5.54 m x 3.43 m) Bay window to the front with door, small side office area. Door to:

**Rear lobby** 11'9" x 6'0" (3.58 m x 1.83 m) Door to study area and doors to:

**Side hallway** 7'3" x 3'9" (2.21 m x 1.14 m) Door to front and window to the side.

**Inner hallway** With small store room and door to:

**Cloaks WC** Fitted white suite with wall mounted wash basin and close coupled WC.

**Second kitchen** 14'8" x 8'3" (4.47 m x 2.51 m) Fitted range of base units with single drainer stainless steel sink unit and adjacent work surface. Part tiled splashback, window to the side and glazed door to inner courtyard. Door to

**Hallway** 14'3" x 2'11" (4.34 m x 0.89 m) Store area and full volume ceiling, door to:

**Studio** 16'11" x 13'11" (5.16 m x 4.24 m) Multiple pendant light points, full volume ceiling.

#### **Lower ground floor**

**Sitting room** 12'2" x 10'6" (3.71 m x 3.20 m) An impressive room, with full volume ceiling, tow radiators and brick fire place and heart, iron grate. Windows to the front and bulls glass feature to one wall.

**First floor landing** Door opening out on the roof terrace,

**Bedroom one** 15'4" x 12'10" (4.67 m x 3.91 m) Window to the front, radiator and glazed door to roof terrace, Fitted floor to ceiling wardrobes to one wall

**Bedroom two** 13'0" x 11'9" (3.96 m x 3.58 m) Window to the front, radiator and double fitted wardrobe, door to:

**En-suite shower room** Fitted white suite with wall mounted wash basin and close coupled WC, shower cubicle, part ceramic tiled splashback.

**Bedroom three** 11'10" x 9'8" (3.62 m x 2.96 m) Window to the side, radiator, fitted shower cubicle and electric shower, door to:

**En-suite shower room** Fitted white suite with wall mounted wash basin and WC, window to the rear and single airing cupboard with hot water cylinder and fitted immersion heater.





**Bedroom four** 8'9" x 12'4" (2.67 m x 3.77 m) Window to the side, radiator and single built in over stairs cupboard.

**Family bathroom** White suite with counter set wash basin, double cupboard beneath and enclosed cistern WC. Tongue and groove panelling to dado level and bath, Corner shower cubicle and part ceramic tiling to the walls. Window to the front, heated towel rail/radiator.

**Enclosed courtyard area** Feature wrought iron spiral staircase to open roof terrace, paved and Astro turf area. Roof terrace with Astro turf, metal retaining railing.

**Services** All mains services are connected

**Tenure** The property is Freehold

**Council Tax** Band E

**Viewing** By Arrangement with Pocock + Shaw





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Approximate total area

2321.55 ft<sup>2</sup>

215.68 m<sup>2</sup>



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 79        |
| (55-68) <b>D</b>                            | 63      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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