



15 Beche Road, Cambridge, CB5 8HX
Offers Over £850,000 Freehold



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A WONDERFULLY UNIQUE FORMER PUBLIC HOUSE AND ARTIST'S STUDIO OF AROUND 1975 SQFT / 183 SQM, NESTLED IN THE HEART OF RIVERSIDE, OFFERING VERSATILITY OF ACCOMMODATION AND A WEALTH OF HISTORY. NO CHAIN.

- Detached house
- 4 beds, 2 shower, 2 recepts, 2 kitchens (basic)
- Built in 1889
- Gas-fired central heating to radiators
- Council tax band - F & A
- 1975 sqft / 183 sqm
- 0.05 acres
- Garage
- EPC - E / 48
- Riverside Conservation Area

This historic residence is situated on the corner of Priory Road and Beche Road, once "The Old Abbey" public house, now the home of a renowned local abstract landscape painter. The property has been a home studio since the 1970's and offers a truly unique and special feel. The upper rooms are flooded with light at most times of day, and you can still see the original line of the bar marked out on the ground floor.

The ground floor accommodation comprises two rooms currently in use as studio /gallery space, including the large former public bar area with an original "last orders" bell, roof lantern, and double doors to the rear garden. There is a separate self-contained flat with a kitchen/dining room, shower room and bedroom, currently accessed separately via Priory Road but this could easily be incorporated back into the main body of the house via an inner hallway. There is a large W.C. just off from the main entrance and access from the inner hall down to the original beer-cellar, which measures around 13' x 11'. Of the five original doorways two are in use, two get a mention in the local Conservation Area document and the remainder could be brought back into use.

Upstairs there is a separate W.C. and shower room located off from the main landing. There are also currently two bedrooms with built-in cupboards. The living room benefits from a dual aspect, is finished with original wood flooring and has a feature fireplace, contrasted by attractive tiled inserts. The upstairs kitchen is also finished with original wood flooring, has a feature fireplace and offers space and plumbing for various appliances (gas and electric). A door opens onto a roof area.

Outside there is plenty of residents permit parking available, pay-and-display with charging for electric vehicles and a versatile garage located at the foot of the garden, accessed via Priory Road. The garden itself offers a superb degree of privacy and measures around 39' x 22'. A personal door from the garden leads into the single garage which lends itself to a range of possible uses.

Location

Beche Road forms part of the popular Riverside area, conveniently situated a short stroll from the south bank of the River Cam, located less than a mile from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

Both Midsummer and Stourbridge Commons are also situated nearby, as well as Cambridge North Railway Station with regular services to London King's Cross. Cambridge main railway station is just 30 minutes to walk, or via regular buses into town from Newmarket Road roundabout. There is a wide range of local facilities including a Tesco Superstore, gym and two out-of-town retail parks close-by and also local shopping on Burleigh & Fitzroy Street, which offers a vast range of shops, bars and restaurants.

Schooling is available at St Matthew's Primary School with secondary provision at Parkside Community College, which are Ofsted rated as 'good' and outstanding respectively.

Tenure

Freehold

Services

Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities

Cambridge City Council.

Council tax band - F & A

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Approx. gross internal floor area 183 sqm (1975 sqft) excluding Cellar, Garage and Roof Area

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



