



Mandeville House, Burwell, Cambridgeshire. CB25 0AG

Offers In The Region Of £680,000



Morris Armitage

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Mandeville House, Burwell, Cambridgeshire. CB25 0AG

A rare opportunity to purchase this double fronted detached Victorian period family home tucked away in a quiet location within the heart of the village.

Retaining a wealth of character elements combined with modern conveniences, this property offers accommodation to include three reception rooms - two with wood burners and one with an open fireplace. Solid oak fitted kitchen boasts a black granite worktop and a centerpiece AGA.

Originally two cottages, the renovation works have kept much of the original character, adding two staircases that lead to three spacious bedrooms and a good sized family bathroom.

Externally, this beautiful home enjoys magnificent, mature, fully stocked garden. Complete with an extensive driveway accessed via five bar gates.

Accommodation Details

Charming arched brick porchway leading to stable style front door.

Kitchen 12'10 x 11'11 (3.91m x 3.63m)

Superior kitchen fitted with a range of matching painted, solid oak eye level and base storage units with Nero Absolutto black granite work top surfaces over. Oil fired Aga with attractive surround and mantel, brick-tiled splashback. Franke Belfast sink with pewter mixer tap over. Integrated dishwasher. Space and plumbing for washing machine. Spacious pantry with ample storage. Victorian red tiled flooring. Window overlooking gardens. Doors to front garden. Half glazed, exposed pine door to reception/dining room. Opening to rear hallway.

Reception/ Dining Room 12'3 x 9'11 (3.73m x 3.02m)

Exceptional reception/dining room with feature, exposed brick fireplace currently fitted with multi-fuel burning Hutington Stove and York stone hearth. Original brick flooring. Window overlooking garden. Under stair cupboard with oil fired central heating/hot

water boiler. Stable style door leading to front garden. Half glazed, exposed pine door to kitchen. Doors to reception room and rear hall with stairs to first floor.

Reception Room 15'1 x 11'11 (4.60m x 3.63m)

Immaculate reception room with feature fireplace currently fitted with Stovax Vogue Mid Eco - Multi fuel Stove, with white stone surround and mantel, black granite hearth and exposed brick interior. Radiator. Window overlooking garden. Charming leaded window to rear aspect. Exposed pine door to dining room.

Sitting Room 14'9 x 11'11 (4.50m x 3.63m)

Beautifully presented sitting room with dual aspect windows with views over the garden and charming leaded window to the rear. Porchester Portland stone open fireplace, with stunning black granite hearth and infill. Radiator. Exposed pine door to hallway.

Rear Hallway

With dual staircases leading to first floor. Doors leading to kitchen, reception/dining room and sitting room. Charming exposed clunch walls.

Landing

Beautiful landing with dual staircases from both sides of the house to ground floor. Radiator. Internal leaded window to bedroom 2. Loft hatch access. Doors to all bedrooms and bathroom.

Master Bedroom 16'1 x 11'10 (4.90m x 3.61m)

Spacious Master bedroom, with dual aspect windows to the front and side. Radiator. Door to landing.

Bedroom 2 10'8 x 10'0 (3.25m x 3.05m)

Generous double bedroom with window overlooking garden. Feature internal leaded window to landing. Radiator. Newly fitted carpets. Door to landing.

Family Bathroom

Spacious family bathroom, with white suite comprising low level W. C., Victorian style hand basin with chrome taps and generous curved shower cubicle with wall mounted shower. Built-in storage cupboards. Window to front aspect. Attractively tiled to wet areas and flooring.

Bedroom 3 15'1 x 11'11 (4.60m x 3.63m)

Spacious double bedroom with window overlooking garden. Feature fireplace with ornate surround and mantel. Radiator. Door to landing.

Loft Space

Potential for a variety of uses, accessed by the original loft ladder.

Outside

Charming, part walled, private garden with central lawned area, mature walnut and cherry trees and a variety of perennial plants and shrubs. Gravelled seating area to front of house. Brick laid pathway and paved steps leading to front. Side access gate leading to driveway. Double five bar gates leading to gravel driveway providing off road parking.

Garden Store

Brick and local clunch garden store, with power, light and water tap.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - F

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached house

Property Construction – Brick & Clunch

Number & Types of Room – Please refer to the floorplan

Square Meters - 130 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

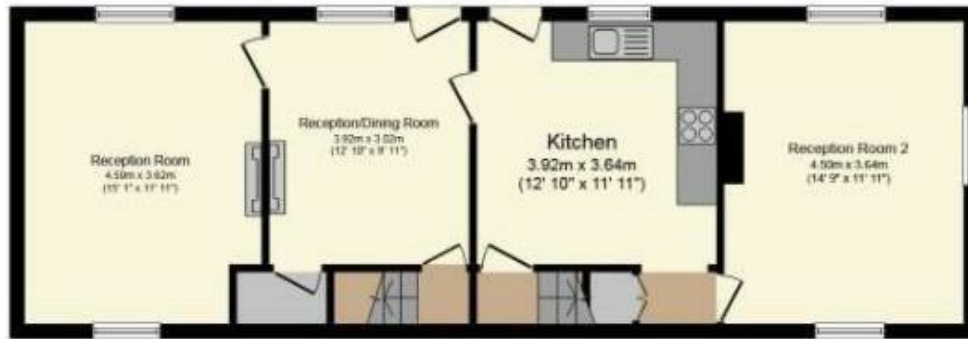
Heating sources - Oil

Broadband Connected - tbc

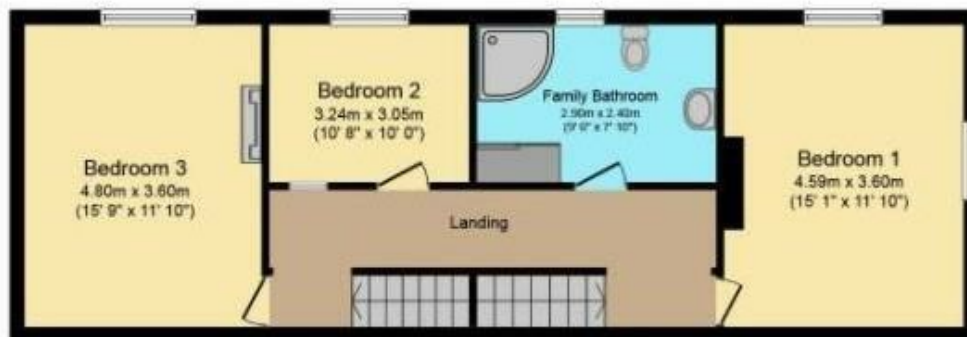
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Good

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

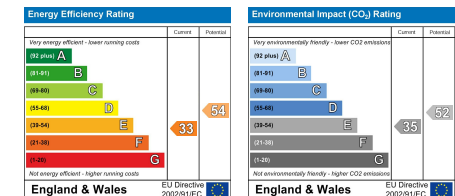
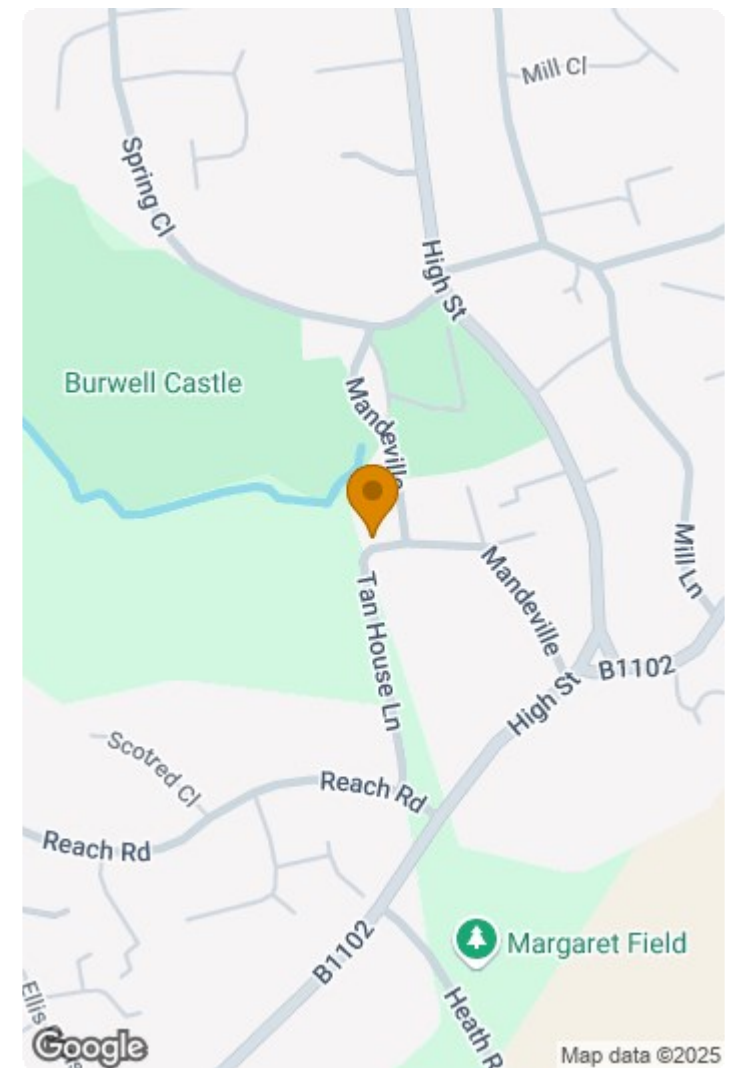


Ground Floor



First Floor

Total floor area 130.0 sq. m. (1,399 sq. ft.) approx



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