



Radcliffe & Rust
Residential sales & lettings

30 Glover Street, Over CB24 5PQ
Guide Price £475,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this stunning Grade II listed period property on Glover Street, Over, CB24. The property enjoys an ideal location in Over within a five minute walk to a number of local village amenities including Over County Primary School (which is on the same road as the property), pre-school, convenience store, public house (The Admiral Vernon), hairdressers, car garage, doctors surgery, pharmacy, parish church (St. Mary's Church), community centre and sports facilities. Over is 9 miles from Cambridge, so would suit a professional, couple or family needing convenient access to Addenbrooke's, Cambridge train stations, the City Centre or the M11. Other notable places close to Over are Swavesey (1 mile away), Willingham (2 miles), Bar Hill Tesco superstore (10 minutes drive), 15 mins drive to Milton Park and Ride and Milton Country Park, 20-25 mins car drive to Cambridge North train station, 9-10 miles from Cambridge, Huntingdon and St Ives.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this stunning period property in the ever popular large village of Over, CB24. Lying ten miles (16 km) east of Huntingdon and also ten miles (16 km) northwest of Cambridge, the property enjoys an excellent location close to large towns and cities whilst having excellent amenities close by in the village.

Upon entering the property, you are welcomed into an open hallway which leads directly into the dining room on the left hand side. The hallway space has an industrial feel with an exposed brick wall, column radiator and wooden coloured Amtico flooring set in a herringbone pattern, all of which set the scene for the rest of the property. The Amtico herringbone flooring continues into the dining room where there are stairs leading to the first floor. The dining room has a large window overlooking the front of the property and an exposed brick fireplace and storage wooden cupboard next to the fireplace. The dining room could comfortably fit a table for 6 - 8 people and has been tastefully decorated with panelling on the lower half of the walls. Next to the dining room is the separate living room. With a window which also overlooks the front of the property, the living room has a stunning iron feature fireplace and the panelling and flooring from the dining room is continued into the living room creating flow and continuity between the spaces.

On the opposite side of the entrance, to the dining and living rooms, is the kitchen. This room overlooks both the front and rear of the property and has a stunning exposed brick Inglenook with a large wooden beam and exposed beams and wood to the ceiling. Within the kitchen there is a freestanding wooden island, space for a freestanding dishwasher and fridge / freezer, freestanding oven with grill and hob above and stainless steel sink and drainer with stainless steel worktops. From the kitchen there is a doorway leading to an internal hallway. This hallway creates a perfect boot room area and has two external doors leading to either side of the garden. At the end of the inner hallway is the shower room which has a large

cupboard which currently houses the washing machine, there is also a walk-in shower cubicle, heated towel rail, W.C. and hand basin.

On the first floor, there are two generous bedrooms. At the top of the landing there is a window overlooking the rear garden and on the left hand side of the landing is bedroom one. This fantastic sized double bedroom has a window overlooking the front of the property, and exposed beams overhead with ample space for a double bed and additional furniture. On the right hand side of the landing is bedroom two. Another great sized double, bedroom one has a door which accesses the loft space and also a second door which leads to some further storage in the eaves above the kitchen.

Outside, there is a large garden which wraps around the property. On the right hand side of the property there is a large set of double gates which could be used to create parking space to the side of the property, if required. Next to the double gates, there is a separate barn/outbuilding with a workshop. The boundary of the garden has mature trees and hedgerows around the full perimeter and is a really generous size. Next to the property there is a patio area which creates the perfect rustic place to relax and entertain.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Tenure: Freehold

Council tax band: C, £2,015 for 2024/25 (South Cambridgeshire District Council)

Planning details for side extension - [https://applications.greatercambridgeplanning.org/online-applications/applicationDetails.do?](https://applications.greatercambridgeplanning.org/online-applications/applicationDetails.do?keyVal=R6MMUUDXGAR00&activeTab=summary)

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Potential for conversion to barn, subject to relevant planning.





