



**1 & 3 West Wratting Road,
Balsham**

**DAVID
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1 & 3 West Wratting Road, Balsham, CB21 4DX

Balsham is a delightful village that perfectly blends traditional charm with modern amenities. Known for its historic period homes and welcoming community, it offers a tranquil rural lifestyle surrounded by beautiful countryside. Conveniently located within easy reach of Cambridge, Newmarket, and Haverhill, Balsham provides excellent access to local amenities and transport links, making it an ideal location for both families and professionals.

Originally two cottages combined, this charming property requires some updating and improving yet offers versatile and generously proportioned accommodation over 1700 Sq Ft with period features to include exposed timber beams, original floorboards and Inglenook-style fireplaces. Benefitting from 2 reception rooms, a kitchen, utility, 3 first floor bedrooms located off 2 separate landings, a ground floor 4th bedroom and 2 bathrooms. Standing in mature gardens to front and rear with off road parking, this property is a rather unique opportunity offering scope and potential throughout where viewings are advised to fully appreciate.

Bellcroft is a Grade II listed period cottage, full of character and dating back to the late 18th century, situated in this thriving village just 10 miles from Cambridge.

Ground Floor

ENTRANCE HALL Part-glazed entrance door opening to a welcoming lobby with coat hooks and access to the sitting room.

SITTING ROOM A charming reception space featuring an Inglenook-style fireplace with a multi-fuel stove set on a brick hearth. The room is enhanced by exposed beams, feature brick flooring, and glazed windows to the front aspect. A door leads to an Inner Lobby with a staircase rising to the first floor, and further doors leading to the utility/kitchen and the ground floor bathroom.

KITCHEN Well-fitted with a range of base and wall units, ample worktop space, and inset stainless steel sink with mixer tap. Includes provision for a cooker with extractor hood above, radiator, semi-vaulted ceiling with Velux roof window, and further windows to side and rear aspects. Stable door opens to the rear garden.

GROUND FLOOR BATHROOM Comprising a white suite with panelled bath, tiled surrounds, wall-mounted shower unit, pedestal wash hand basin, and low-level WC. Tiled floor, radiator, and window to side aspect.

DINING ROOM A generous second reception room featuring an Inglenook-style fireplace with a multi-fuel stove on a brick hearth. Additional features include a large built-in storage cupboard, two radiators, and windows to the front aspect. A door leads to the kitchen, with access to a small inner lobby with a staircase to the first floor, and a further door to the office.

UTILITY Fitted with a stainless-steel inset sink unit with base cupboards beneath, additional fitted worktops with space and plumbing for appliances, and a range of wall-mounted storage cupboards. Features include an oil-fired boiler, tiled flooring, and a glazed window overlooking the rear garden. Door to side pathway and garden.

STUDY / PLAYROOM A versatile room ideal for home working or family use, with exposed timbers, wooden floorboards, radiator, and glazed window to the rear aspect.

GROUND FLOOR BEDROOM 4 A spacious double bedroom with feature brick fireplace and raised hearth, built-in wardrobe and storage cupboard, natural wood-style flooring, double radiators, and sash windows to the front and rear aspects. A versatile room that could be further utilised as a family room, games room or office.

First Floor

LANDING (MAIN STAIRCASE) Featuring exposed timbers, high semi-vaulted ceiling, and natural wood flooring.

BEDROOM 2 A spacious double bedroom with a window to the side aspect and radiator.

BEDROOM 3 A delightful double bedroom with exposed timbers, large walk-in wardrobe/storage cupboard, double radiator, and windows to the front aspect.

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BATHROOM Comprising a half-size bath with wall-mounted shower unit and tiled surrounds, pedestal wash hand basin, and low-level WC. Exposed timbers, high semi-vaulted ceiling, radiator, and window to the rear aspect with garden views.

LANDING 2 / DRESSING AREA (SECONDARY STAIRCASE) High vaulted ceiling with exposed timbers, radiator, and natural wooden flooring. Window to rear aspect.

BEDROOM 1 A charming double room with windows to the front aspect, radiator, built-in eaves cupboard, wardrobe, and airing cupboard housing the hot water cylinder.

Outside

The property is approached via a generous front garden laid to lawn with mature hedgerows, shrubs, and trees, creating a private and attractive setting. Gated access leads to a pathway connecting to the neighbouring cottage (No. 5).

To the rear, an enclosed mature garden is mainly laid to lawn with well-stocked borders, shrubs, and a patio area ideal for outdoor dining. A trellis conceals the oil storage tank, and there is a large timber garden shed providing excellent storage. A courtyard-style area provides private parking for one vehicle, secured by high wooden gates leading to the High Street. From here, a covered canopy porch provides access to the kitchen.

Agent's Note: The adjoining cottage (No. 5) benefits from a right of access across the rear garden of No. 1 and No. 3. The property is grade II listed and rests in a conservation area.

SERVICES Oil-fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY South Cambridgeshire District Council

COUNCIL TAX BAND E. (£2,934.83 per annum)

EPC F.

TENURE Freehold.

CONSTRUCTION TYPE Rendered lath and plaster construction under a pantile and slate roof.

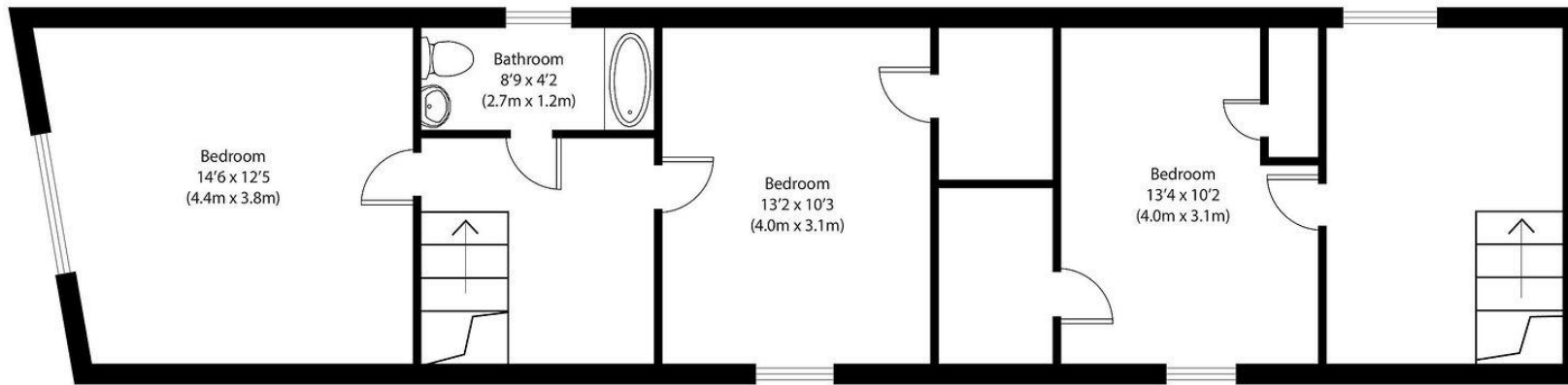
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS persue.sqaures.kinds

VIEWING Strictly by prior appointment only through DAVID BURR.

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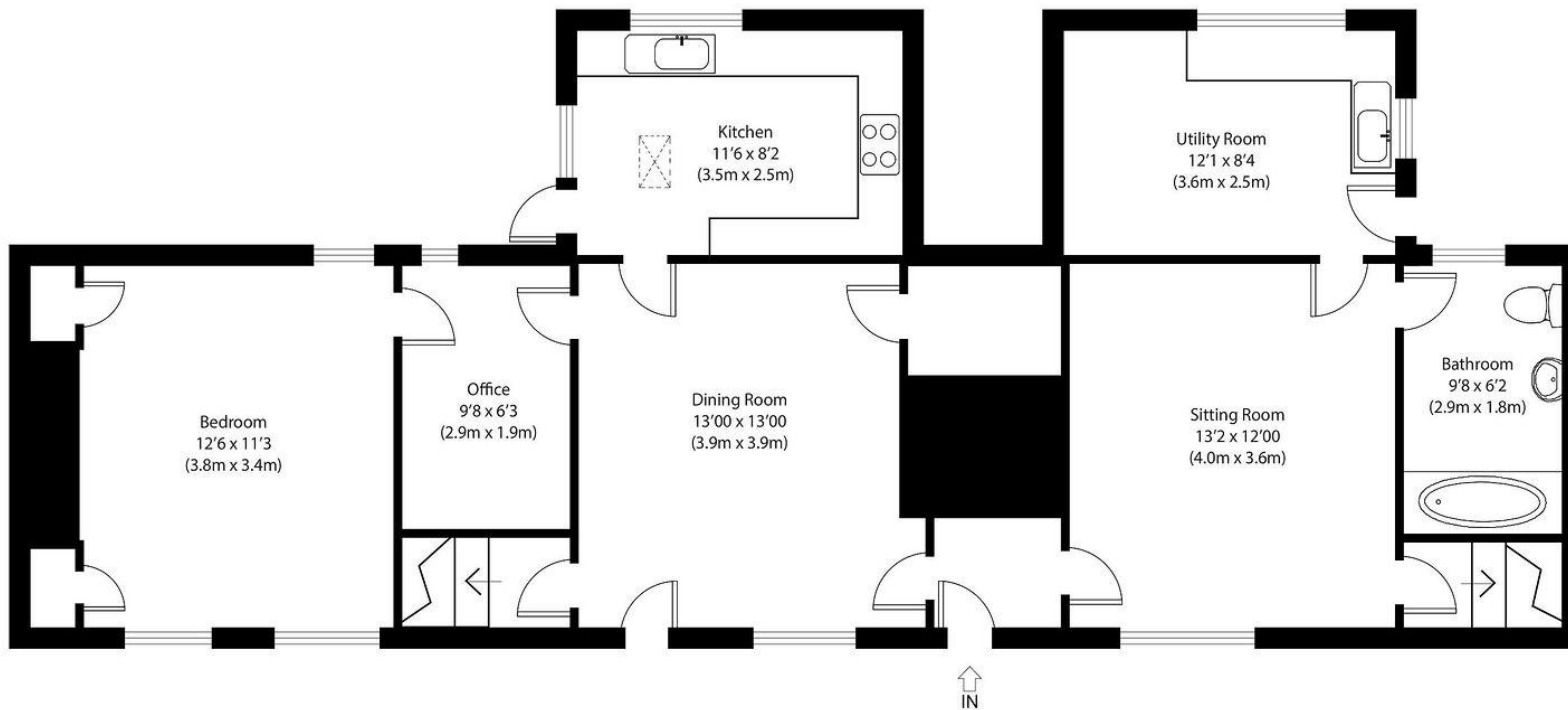




First Floor

Approximate Gross Internal Area
1730 sq ft (161 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



Ground Floor

