



Wickham Street, Wickhambrook, CB8 8PB

CHEFFINS

Merlot House

Wickham Street,
Wickhambrook,
CB8 8PB

- Individual Period Conversion
- 3/4 Bedrooms
- Exceptional Character
- Attractive Part Walled Gardens
- Gated Driveway & Double Car Port

A superb 3/4 bedroom semi-detached house forming part of a sympathetically converted grade 2 listed period property. The house forms part of the former Plumbers Arms Public House and benefits from an attractive bay fronted living room with a fireplace and wood burning stove, a triple aspect open plan family room, fitted kitchen and dining area and 3 double bedrooms and a bathroom on the first floor. Features include a ground floor bedroom/study, cloakroom and utility and attractive part walled gardens with a driveway and double car port.

4 1 3

Guide Price £500,000





LOCATION

WICKHAMBROOK is a sought after village set amidst rolling countryside approximately 9 miles south east of Newmarket, 10 miles south west of Bury St Edmunds & 22 miles east of Cambridge. Amenities include a service station, general store, public house and primary school.

HALLWAY

with a half glazed entrance door, stairs leading to the first floor, built-in cupboard, luxury vinyl tile flooring.

FAMILY ROOM

open plan with the kitchen/dining room with luxury vinyl tile flooring, built-in storage cupboard, pair of French doors leading to the outside.

KITCHEN/DINING ROOM

an attractive double aspect room with a fireplace with brick surround, granite hearth, kitchen area with a range of fitted base and wall mounted cupboards with stone worktops and inset sink, integrated Siemens oven and grill and 4 ring ceramic hob with extractor hood over, integrated microwave oven and coffee machine, dishwasher, fridge and freezer, luxury vinyl tile flooring.

LIVING ROOM

with an open fireplace with brick surround and granite hearth, bay window to the side aspect.

STUDY/BEDROOM 4

with luxury vinyl tile flooring.

UTILITY ROOM

with fitted base units with stone worktops and inset sink, tiled flooring, half glazed door leading to the outside.

CLOAKROOM

with a concealed cistern low level WC, hand basin, tiled flooring.

FIRST FLOOR

LANDING

BEDROOM 1

with a fireplace with cast iron grate, panel effect walls.

BEDROOM 2

with a fireplace with cast iron grate.

BEDROOM 3

BATHROOM

with a freestanding bath, shower area, hand basin, concealed cistern low level WC, tiled flooring.

OUTSIDE

The property forms part of the rear of the former Plumbers Arms Public House and access is via Church Lane to the left hand side and leading to Wickhambrook village.

A driveway to the rear leads via a pair of wooden 5 bar gates into a large shingled driveway with a DOUBLE OPEN CAR PORT and to an enclosed part walled garden laid to lawn with a paved patio area.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - E

Property Type - Semi-Detached House

Property Construction - Standard Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 1883.68

Parking - Double Car Port & Driveway

Heating sources - Oil fired heating and open fireplaces

Flood risk - Surface Water (High Risk)

Restrictions - The current owners have a wayleave agreement with UK Power Networks for the poles located in the land next to the gated entrance.

Listed - Grade 2

Conservation Area - Yes Wickhambrook

For more information on this property, please refer to the Material Information Brochure on our website.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



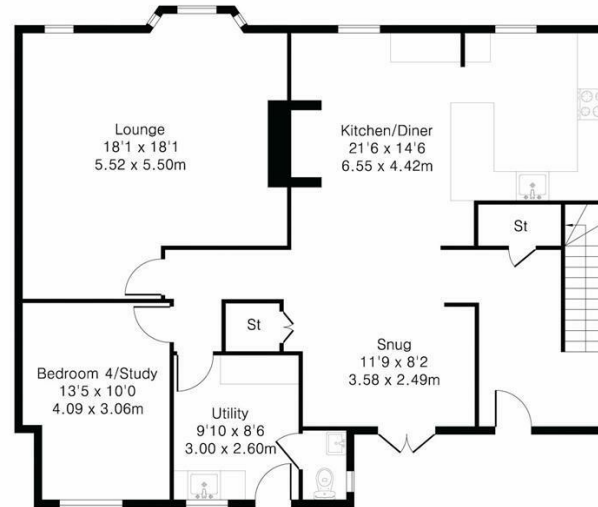
Guide Price £500,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - West Suffolk



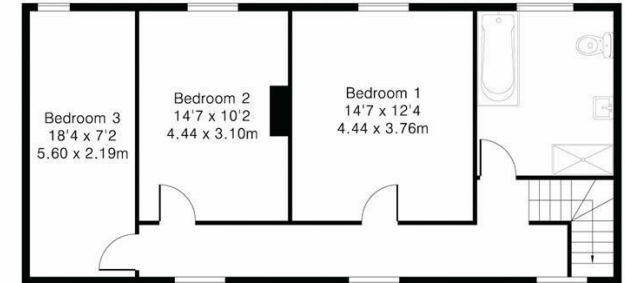




Approximate Gross Internal Area 1898 sq ft – 176 sq m
 Ground Floor Area 1177 sq ft – 109 sq m
 First Floor Area 721 sq ft – 67 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

