



High Street, Swaffham Bulbeck, CB25 0LX

**CHEFFINS**



## High Street

Swaffham Bulbeck,  
CB25 0LX

- Historic Grade II listed property
- 4 Bedrooms & 2 Bedroom Annexe
- 3 Reception Rooms in main house
- Substantial detached barn annexe with residential use
- Planning consent granted for further extension to main house
- Private driveway and enclosed courtyard
- High-quality renovation including re-roofing, plumbing and electrics
- Conveniently located for Cambridge, Newmarket, A14 and excellent schooling

A beautifully restored Grade II listed period home, offering over 3,600 sq ft of versatile living space including a detached two-bedroom annexe with tremendous scope. This unique property sits at the heart of the sought-after village of Swaffham Bulbeck, ideally located between Cambridge and Newmarket.

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**Guide Price £895,000**







## LOCATION

Swaffham Bulbeck is a thriving and attractive Cambridgeshire village, offering amenities including a post office/store, public house, primary school and recreation ground. Bottisham Village College provides excellent secondary education. The property lies equidistant from Cambridge and Newmarket (approximately 7 miles), with easy access to the A14, M11 and wider transport networks.

## ENTRANCE HALL

A welcoming space with pamment tile flooring and views through to the rear courtyard

## CLOAKROOM

Smartly fitted guest WC

## SITTING ROOM

A front aspect Character-filled reception room with open fireplace and wood burner.

## STUDY

Ideal as a home office or snug, with front window and fitted shelving

## DINING/FAMILY ROOM

A wonderful reception room with inglenook fireplace, exposed brickwork and timber beams.

## KITCHEN/BREAKFAST ROOM

Well-proportioned and beautifully fitted, featuring a central island, bespoke cabinetry, flagstone flooring, and fireplace with range cooker

## FIRST FLOOR

### PRINCIPAL BEDROOM

A generous double bedroom with courtyard front-facing window, walk-in dressing room and modern en suite shower room.

### BEDROOM 2

Double room with exposed beams, period fireplace and front aspect window

### BEDROOM 3

A double bedroom.

### BEDROOM 4

A double bedroom.

## FAMILY BATHROOM

Elegant suite with roll-top bath, walk-in shower, and traditional fittings

## DETACHED ANNEXE/BARN

Converted from the original fire appliance bay, the detached barn offers more than 1,300 sq ft of highly adaptable space with independent access. The annexe is currently arranged as:

### STUDIO/LIVING AREA

A vast open-plan space (approx. 26' x 27') with high ceilings, spiral staircase and galleried landing, perfect for entertaining, creative use, or working from home

### SHOWER/UTILITY ROOM

Modern fitted suite with walk-in shower

### WORKSHOP

A large open space ideal for practical use with the scope for conversion into further living space

### 2X STORE ROOMS

with a large mezzanine over, potential to be repurposed or integrated into living areas

## FIRST FLOOR

### 2X BEDROOMS

Well-sized with vaulted ceilings, ideal for guests, teenagers, or tenants

### ENSUITE SHOWER ROOM

2x Ensuite Bathrooms with walk in showers serving each of the annexe bedrooms.

## DEVELOPMENT POTENTIAL

The annexe presents a rare opportunity for multi-generational living, a self-contained holiday let (subject to consents), or as an independent office or studio for those working from home. The layout could easily be reconfigured to include an additional kitchenette, bedrooms and living space, making it suitable for longer stays or rental income.

## OUTSIDE

A five-bar gate opens to a large courtyard to the rear, laid to hardstanding and providing parking for several vehicles. The area is secure, enclosed and low maintenance, and offers excellent scope for landscaping or creating a more formal garden if desired.

## SERVICES

- 3 Phase Mains electricity, water and drainage
- Oil-fired central heating
- Timber double-glazed casement windows
- Water underfloor heating in ground floor of main house with period radiators on the first floor
- Ground floor and first floor underfloor heating in the Annexe

## TENURE

Freehold. Vacant possession on completion.

## VIEWINGS

Strictly by appointment via Cheffins.

## SALES AGENTS NOTES

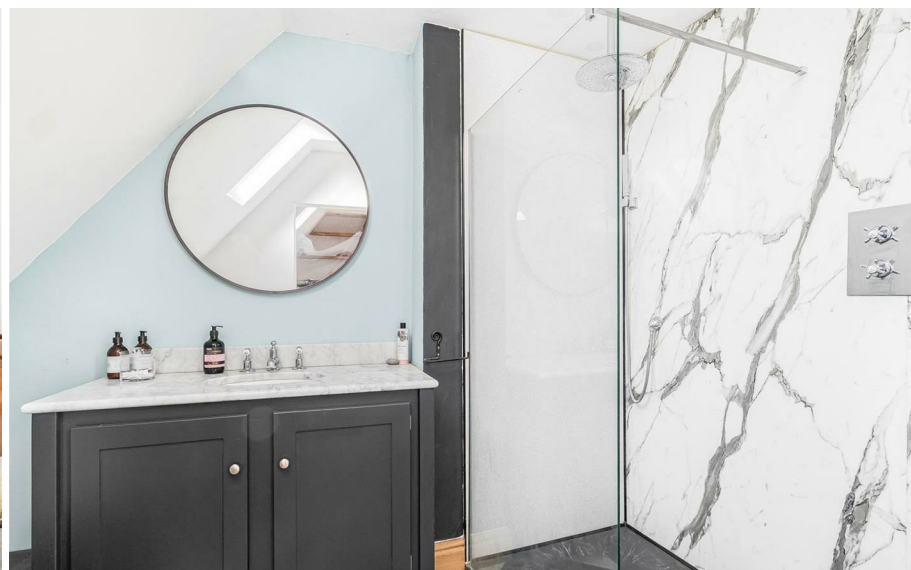
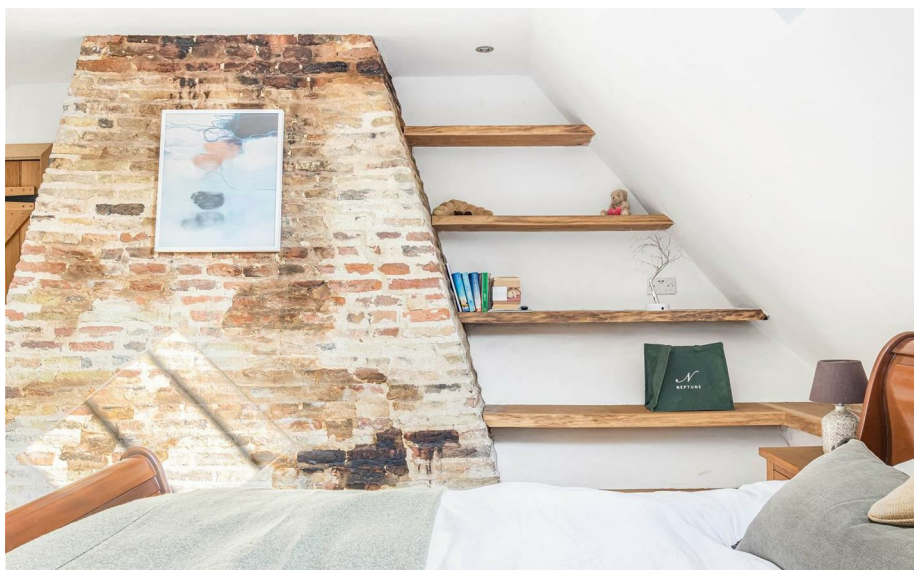
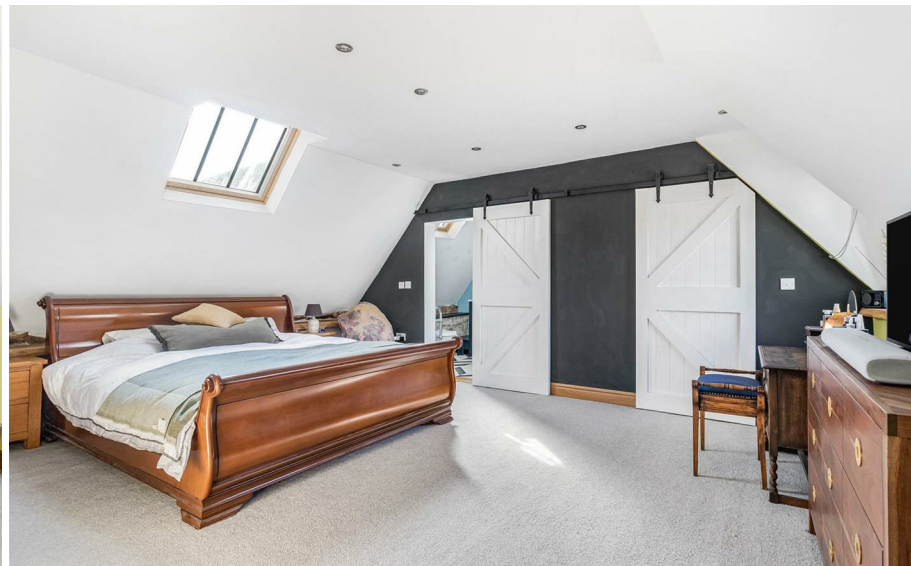
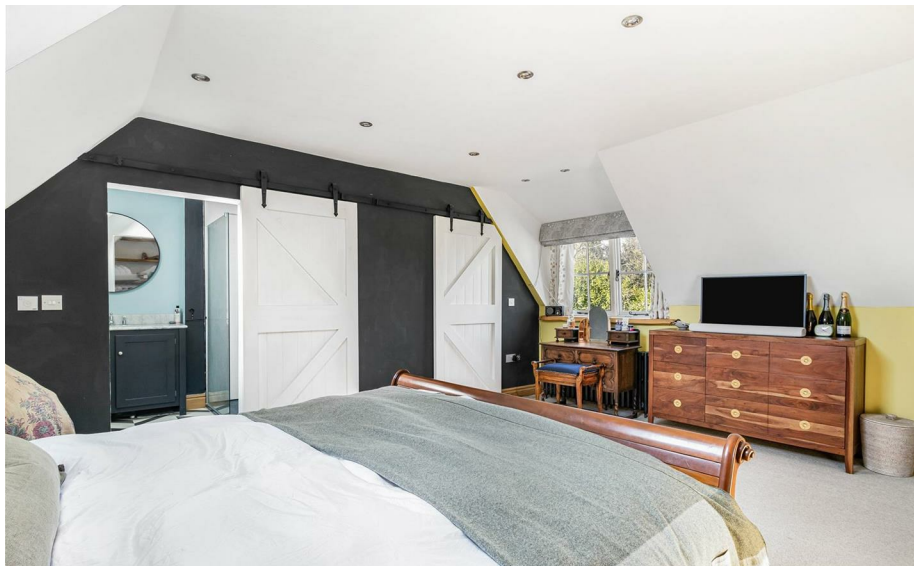
Grade 2 Listed Property, Brick, Clunch and timber frame.

Located in a Conservation Area.

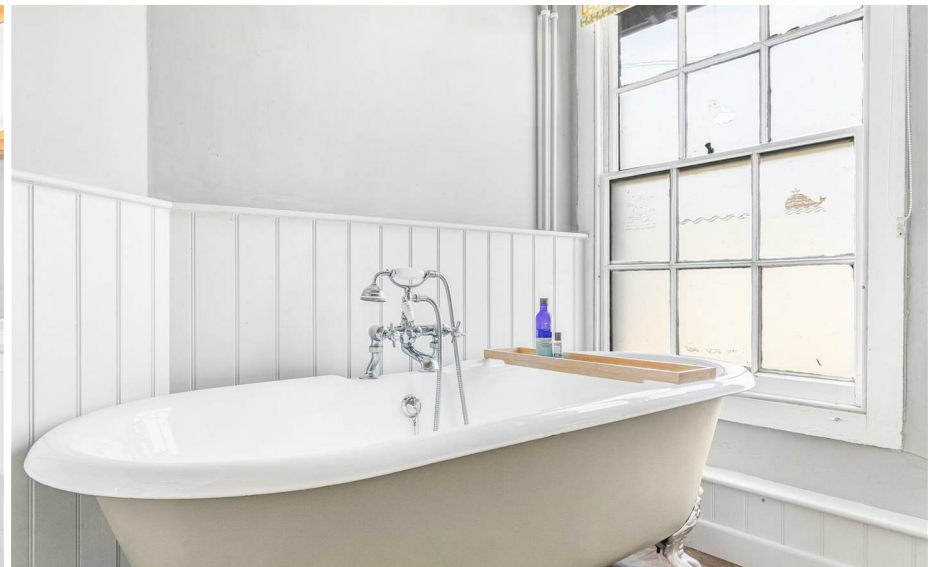
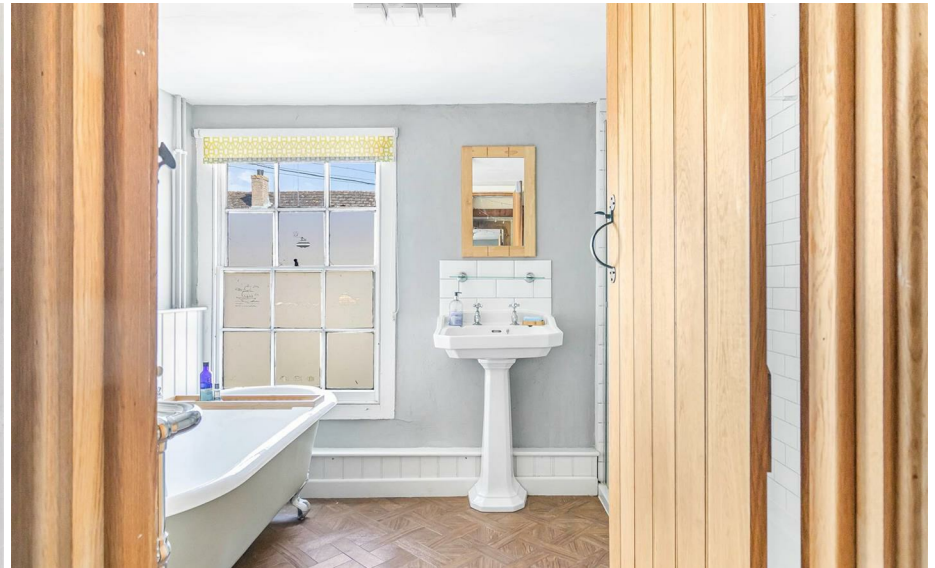
For more information on this property, please refer to the Material Information Brochure on our website.



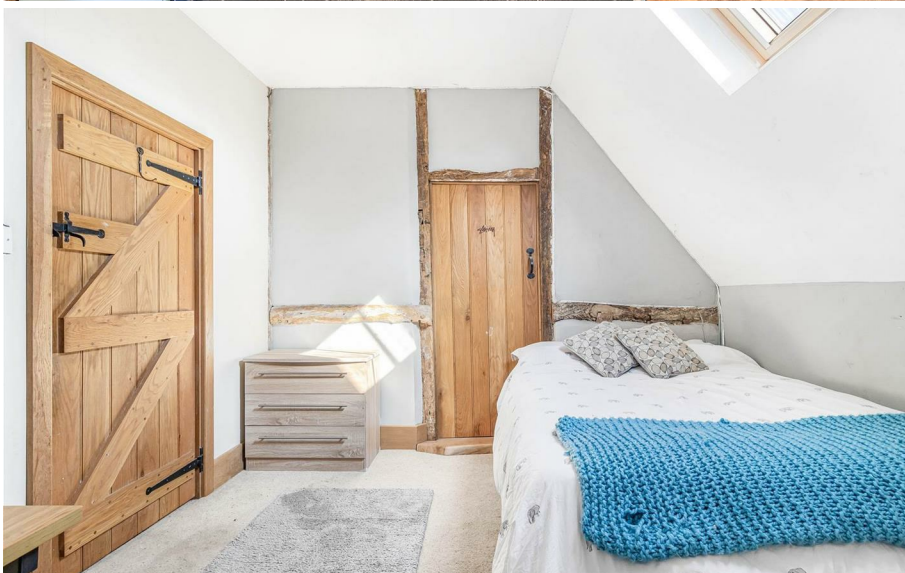
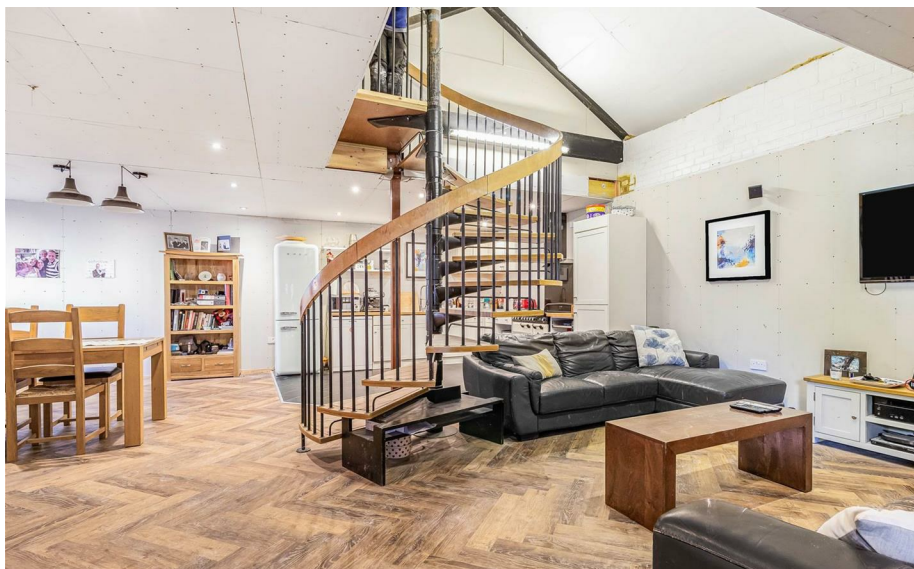


























Guide Price £895,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - East Cambridgeshire

## Approximate Gross Internal Area 4578 sq ft - 425 sq m

Ground Floor Area 1156 sq ft - 107 sq m

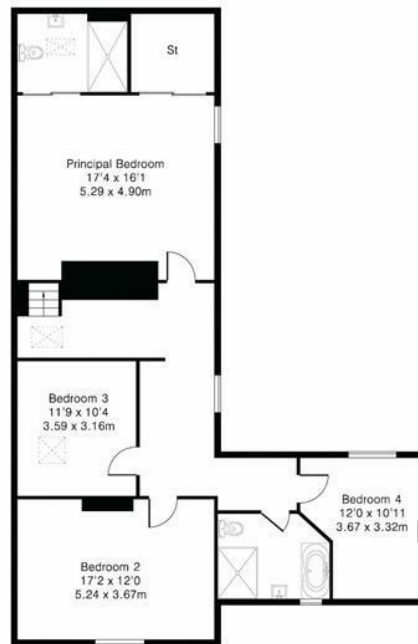
First Floor Area 1163 sq ft - 108 sq m

Barn/Annexe Ground Floor Area 1381 sq ft - 128 sq m

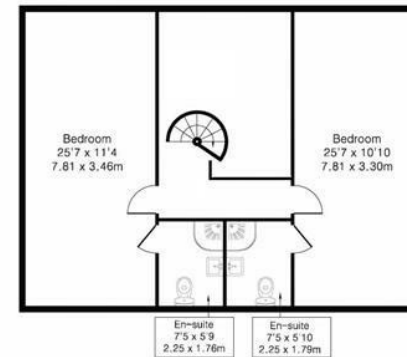
Barn/Annexe First Floor Area 878 sq ft - 82 sq m



Ground Floor



First Floor



Barn/Annexe First Floor



Barn/Annexe Ground 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.







Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

