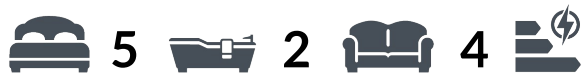




The Old Rose and Crown, Cambridge Street, St. Neots
Asking Price £500,000



LATCHAM —————
————— DOWLING

ESTATE AGENTS

*****SUBSTANTIAL 5/6 BEDROOM
CHARACTER HOME WITHIN WALKING
DISTANCE TO THE TOWN CENTRE*****

Latcham Dowling Estate Agents are delighted to offer for sale this handsome and deceptively spacious Grade II listed period home, occupying a non estate position and within easy reach of the bustling High Street, Market Square, Shops, Schools and Mainline Station.

The well proportioned and flexible accommodation is arranged over three floors, with four separate reception rooms (two with fireplaces), a stunning re-fitted kitchen/ breakfast room with views over the garden, four large double bedrooms on the first floor, with an en suite bathroom to bedroom one and a separate shower room offering a 'Jack & Jill' facility to bedroom two. In addition, there are two further versatile attic bedrooms.

This wonderful property has been a loved family home for over 20 years and more recently has provided a significant income as an 'Airbnb' holiday let generating approximately £47,000 within a 12 month period!!

The Old Rose and Crown is a beautiful old former pub originally dating back in part to the 16th century and located in the heart of St Neots. The history of The Old Rose and Crown is extensive. Long-term renovations were made to preserve the original character. There are still some of the Public and Smoke rooms' original doors.

We feel this individual home works extremely well for a large family looking for the sheer convenience of such a central location, but equally may appeal to an investor looking for a quality buy to let/ holiday let investment.

Viewing is essential to fully appreciate the size and 'feel' of this charming home.

Entrance Via





Entrance Hall
11'0 x 3'3 (3.35m x 0.99m)

Inner Lobby
6'2 x 3'0 (1.88m x 0.91m)

Sitting Room
19'8 x 15'2 max (5.99m x 4.62m max)

Snug
7'8 x 6'6 (2.34m x 1.98m)

Family Room
15'8 x 14'2 (4.78m x 4.32m)

Dining Room
13'6 x 12'6 (4.11m x 3.81m)

Kitchen/ Breakfast Room
13'6 x 13'6 max (4.11m x 4.11m max)

First Floor Split Level Landing

Bedroom One
19'11 max x 13'4 (6.07m max x 4.06m)

En Suite Bathroom
7'9 x 7'2 (2.36m x 2.18m)

Bedroom Two
17'8 x 10'6 (5.38m x 3.20m)

Bedroom Three
15'3 x 9'9 (4.65m x 2.97m)

Bedroom Four
12'11 x 11'2 (3.94m x 3.40m)

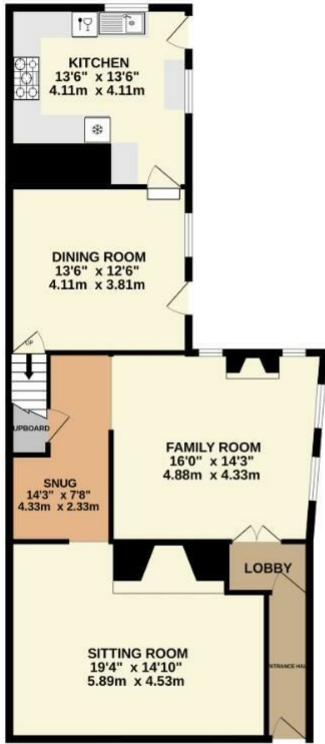
Shower Room
7'2 x 5'11 (2.18m x 1.80m)

Attic Bedroom 5
13'9 x 10'1 (4.19m x 3.07m)

Attic Bedroom 6
12'9 x 9'8 (3.89m x 2.95m)

Gardens and Parking

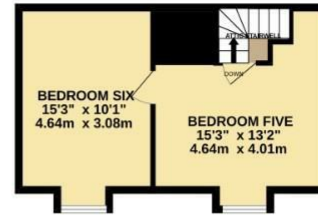
GROUND FLOOR
954 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR
890 sq.ft. (82.0 sq.m.) approx.

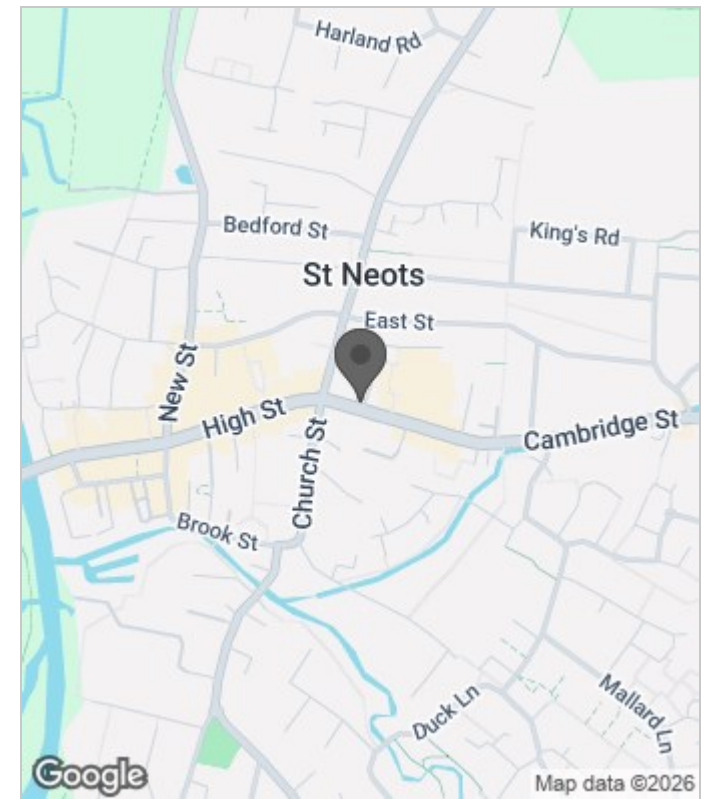


2ND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 2257 sq.ft. (209.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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