



High Street, Burwell CB25 0HD

Guide Price £575,000

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk

A rare opportunity to purchase a former church within the heart of this thriving and highly regarded village set within a large plot of around 0.3 of an acre, (subject to survey). The former church presents with character and history for a unique residential conversion (subject to planning).

Offering huge scope and enormous potential, this substantial property extends to over 2000 square feet of space and boasts some unique features within the main reception hall, including a lovely, vaulted ceiling.

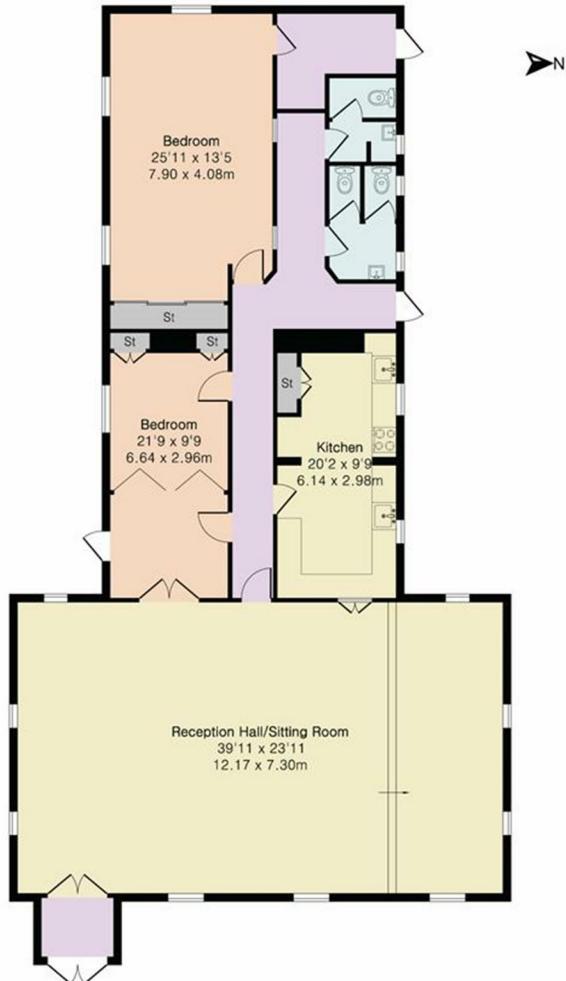
Accommodation includes entrance hall, living room/reception hall, two substantial bedrooms, kitchen/breakfast room, cloakroom/WC facilities for conversion to bathroom, side lobby and rear lobby.

Externally the property offers long and substantial gardens that are typically covered with grass but has parking for six cars on a gravel area.

Agent Note: Planning consent will be required to change the property to a residential property.



Approximate Gross Internal Area 2125 sq ft - 197 sq m



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- **Detached Former Church**
- **Huge Scope for Development**
- **Spacious Accommodation**
- **Extensive Grounds**
- **Highly Regarded Village Location**
- **NB: Planning Consent Required for Dwelling Conversion**
- **Viewing Highly Recommended**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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