



Orchard Cottage The Grip, Linton Cambridge £470,000 **Freehold**

**KH** Kevin  
Henry

# Key Features



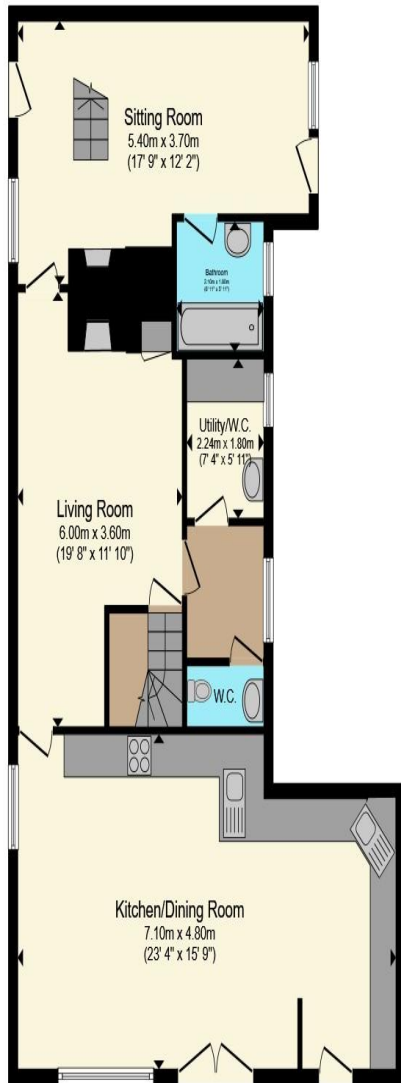
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Grade II Listed house
- Three double bedrooms, two large reception rooms and stunning kitchen/diner

A truly charming Grade II listed cottage, believed to date back to the early 17th century, occupying a prominent position in the highly sought-after village of Linton. Beautifully presented throughout, this characterful home retains an abundance of original period features, including exposed oak beams, while seamlessly combining historic charm with modern living. The heart of the home is the impressive, spacious kitchen/dining room, fitted with a range of integrated appliances and offering an ideal space for entertaining and family life. From here, a door leads into the inviting living room, complete with a striking open fireplace, while a further door opens into a second generous reception room, providing

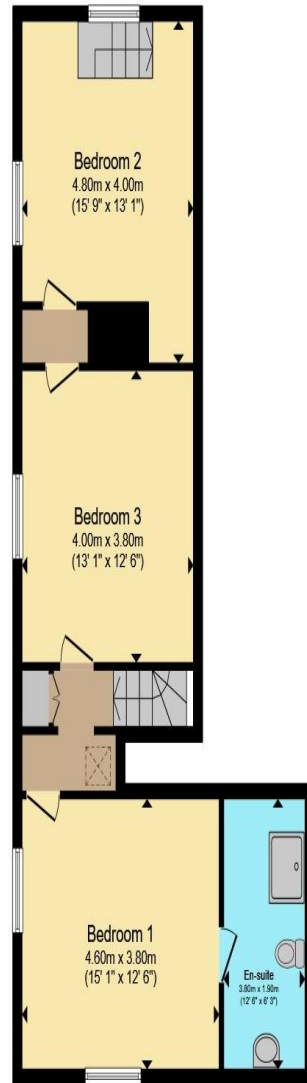


flexible living accommodation. The ground floor also benefits from a contemporary family bathroom, a cloakroom and a practical utility area. The first floor is accessed via two separate staircases, enhancing the property's unique character. Stairs from the living room lead to two double bedrooms, while a second staircase from the additional reception room provides access to the third double bedroom. All three bedrooms are generously proportioned and feature an abundance of original character, with the principal bedroom enjoying the added luxury of an en-suite shower room. Outside, the property boasts a generous and well-maintained garden with mature trees and lawned areas, creating a delightful setting for outdoor enjoyment. A substantial cart lodge and additional storage provide excellent practical space. Offered to the market with no onward chain, this exceptional period cottage presents a rare opportunity to acquire a spacious and beautifully presented home in one of the area's most desirable villages. Linton is one of the most popular villages in south Cambridgeshire. It has an

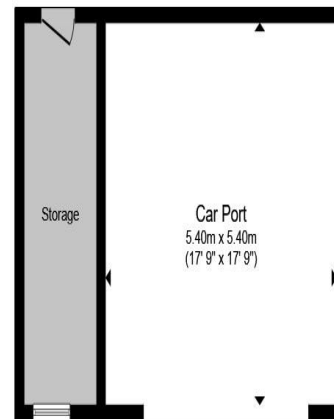




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 174.9 sq.m. (1,883 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



excellent range of facilities, including primary school, secondary school with outstanding sports facilities, recreation ground, village church, inns / restaurants, village store and numerous shops. It is a very vibrant village. The fine old market town of Saffron Walden is six miles to the south, whilst the university city of Cambridge is to the north-west. The M11 access points and rail links to Liverpool Street are within easy reach.

To view this property call Kevin Henry on: 01799 513632

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