



High Street, Linton, CB21 4JT

**CHEFFINS**



# High Street

Linton,  
CB21 4JT

- Charm and Character
- Exposed Timbers & Fireplace
- Versatile Accommodation Across Two Floors
- Cellar
- Four Reception Rooms
- Kitchen/Breakfast Room
- Four Bedrooms
- En-Suite & Family Bathroom

A rare opportunity to acquire an enchanting Grade II listed period home of exceptional charm and character, prominently positioned on the High Street. The property benefits from off-street parking, an alarm system and a large, versatile garage/workshop, and is ideally situated within a short walk of a wide range of local amenities the highly sought after village of Linton offers.

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**Guide Price £595,000**







## LOCATION

The property enjoys a prime position on Linton High Street, right at the centre of this thriving and well-connected South Cambridgeshire village. Linton is exceptionally well-served, offering a range of independent shops, cafés, and restaurants all within easy reach. Highlights include the ever-popular Linton Kitchen, known for its locally sourced produce and welcoming atmosphere, and the historic Dog & Duck Pub, a favourite with both locals and visitors for dining and socialising. Everyday amenities such as a post office, convenience stores, pharmacy, and GP surgery are all just a short walk away, ensuring day-to-day life is both practical and enjoyable. Families benefit from outstanding education provision, most notably the highly regarded Linton Village College, while the wider village offers an active community with a variety of clubs and events. For commuters, Linton is ideally situated: Cambridge city centre and Addenbrooke's Hospital are easily accessible via the A1307, while nearby Whittlesford Parkway and Audley End stations provide fast rail links into London. Surrounded by rolling countryside and close to scenic walks along the River Granta, Linton combines rural charm with excellent connectivity, making it one of the region's most sought-after villages.

## PANELLED GLAZED DOOR

leading into:

## REAR ENTRANCE PORCH

with inset footwell, inset lighting, windows surrounding overlooking the rear garden, panelled glazed door leading through into:

## REAR ENTRANCE HALL

with wood effect flooring, inset lighting, timber panelled doors leading into respective rooms as well as original stone brick step leading through into:

## SITTING ROOM

with a wealth of exposed timber beams, large Inglenook fireplace with open brick surround, wrought iron hood, wooden mantel, further recessed area with inset LED downlighting, wall mounted lighting, double panelled radiator, sash window to front aspect, opening through into Dining Room as well as panelled door providing access into:

## FRONT ENTRANCE HALL

with original panelled timber entrance door leading out to front aspect, however, the current owners do not use as their main access point.

## DINING ROOM

with wealth of exposed timber beams, radiator, panelled glazed window back into kitchen, original stone tiled flooring, original stone step leading back onto kitchen/breakfast room, panelled door leading through into:

## STUDY

with continuation of flooring from dining room, painted timber beam, inset downlighters, panelled glazed window to front aspect, further panelled glazed windows to front aspect.

## FAMILY ROOM

accessed via rear hallway with stairs rising to second floor accommodation, stairs to further ground floor accommodation, wealth of exposed timber beams, radiator, panelled glazed windows to both rear and side aspects, entrance to cellar, wall mounted and inset lighting, storage cupboard, panelled doors leading into respective rooms including:

## LIVING ROOM

with a wealth of exposed timber beams, fitted shelving and bookcasing, wall mounted inset downlighting, double panelled radiator, panelled glazed sliding window out onto side aspect.

## UTILITY ROOM

comprising a collection of both wall and base mounted storage cupboards with a wood effect rolltop work surface with space for dryer, wood effect flooring, loft access, painted timber beam, window fitted with privacy glass out onto rear aspect.

## OPEN PLAN KITCHEN/BREAKFAST ROOM

Breakfast room with continuation of wood effect flooring from rear entrance hallway, inset LED downlighters, exposed timber beams, radiator, double glazed sash window to rear aspect, opening through into KITCHEN which comprises a collection of both wall and base mounted storage cupboards and drawers finished in a more traditional Shaker style with inset porcelain sink with hot and cold mixer tap, drainer to side, space for cooker with gas connection, tiled splashback, extractor hood above, space for fridge/freezer, integrated and concealed dishwasher, inset LED downlighters, double glazed window overlooking rear garden.

## ON THE FIRST FLOOR

## SPLIT-LEVEL LANDING

inset LED downlighters, loft access, exposed timber beams, airing cupboard housing hot water cylinder and surrounded by fitted timber shelving, panelled doors leading into respective rooms.

## BEDROOM1

with a wealth of full height built-in wardrobes fitted with railings and shelving, full width double panelled radiator, exposed timber beam, inset LED downlighters, wall mounted uplighting, panelled window out onto front aspect.

## BEDROOM 2

wealth of exposed timber beams, exposed brick chimney breast, double panelled radiator, display shelf on top of one of the original beams, double panelled radiator, windows to both side and front aspect, inset lighting, panelled door leading through into:

## ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall

mounted shower head accessed via glazed shower partition, tiled surround, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled upstand, storage shelving, cabinet underneath wash hand basin, double panelled radiator, wooden flooring, inset LED downlighters, extractor fan, window to side aspect.

## BEDROOM 3

with former Inglenook fireplace with exposed brick surround, wooden mantel, fitted shelving/display area, built-in storage cupboard adjacent, double panelled radiator, wealth of exposed beams, wall mounted lighting, window to front aspect.

## BEDROOM 4

with double panelled radiator, sealed glazed window overlooking garden.

## FAMILY BATHROOM

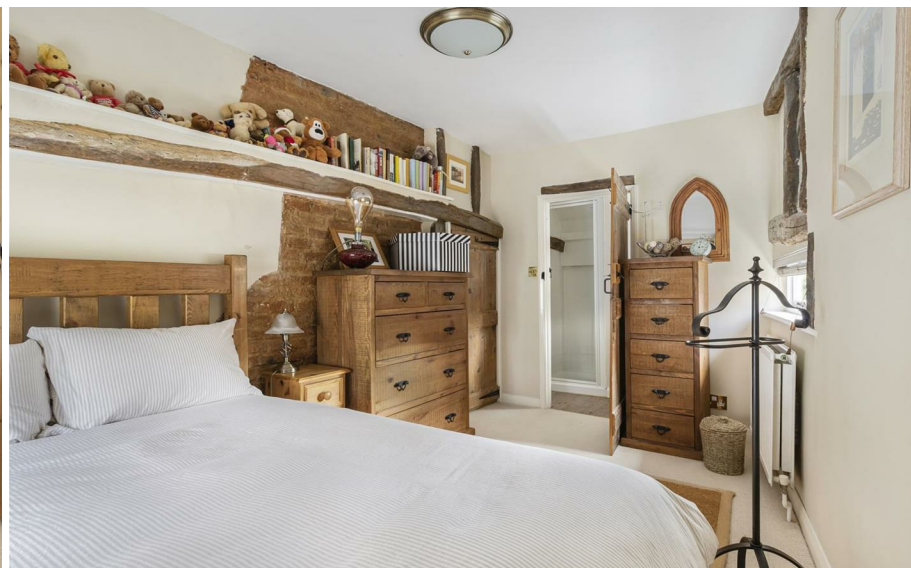
comprising a four piece suite with panelled bath, hot and cold mixer bath tap, shower head attachment, tiled surround, shower cubicle with wall mounted shower head, glazed shower door, low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, tiled upstand, storage cabinets underneath, exposed timber beams, wood effect flooring, double panelled radiator, inset downlighters, extractor fan, sealed glazed units overlooking rear aspect.

## OUTSIDE

The property is approached off High Street via a shared drop kerb leading onto gravelled driveway with electronic timber gates providing access onto the block paved rear garden with enough parking for a handful of vehicles. The block paved area extends round to two raised patio areas, one bordered by a flint wall and further bordered by raised bedding. The second raised patio area benefits once again from a walled garden feeling by the boundary wall surrounding and benefits from some wall mounted external lighting. Positioned to the rear of the garden is a large brick built GARAGE/WORKSHOP which holds a wealth of potential accessed via two large timber doors with concrete hardstanding, high vaulted ceilings, corrugated sheet metal roof, fitted with power and lighting as well as alarmed and benefits from further brick built storage area.

The rear entrance porch which the vendors invariably use as their main access point is bordered by some well stocked bedding.









Guide Price £595,000  
Tenure - Freehold  
Council Tax Band - E  
Local Authority - South Cambridgeshire







## Approximate Gross Internal Area 1618 sq ft - 150 sq m (Excluding Garage)

Ground Floor Area 936 sq ft – 87 sq m

First Floor Area 682 sq ft – 63 sq m

Garage Area 367 sq ft – 34 sq m



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | 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.



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