



2 Old Court Hall, Godmanchester
Huntingdon

Guide Price £600,000 - £650,000



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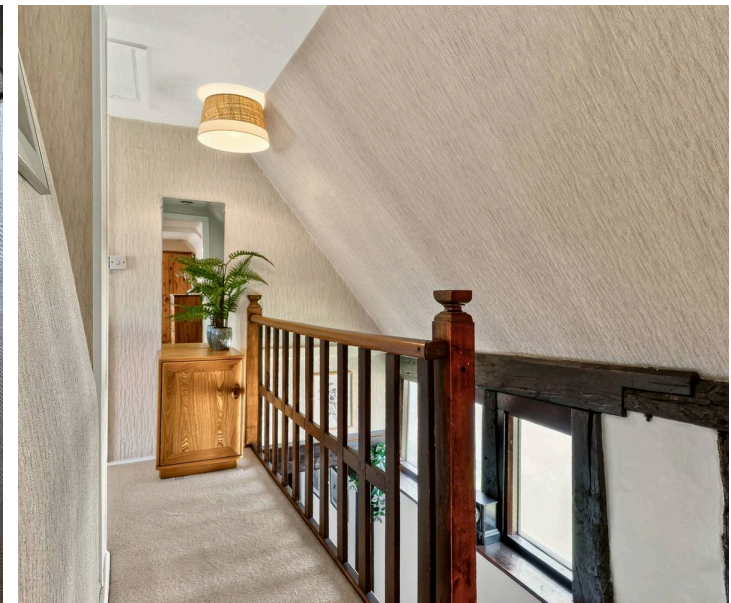
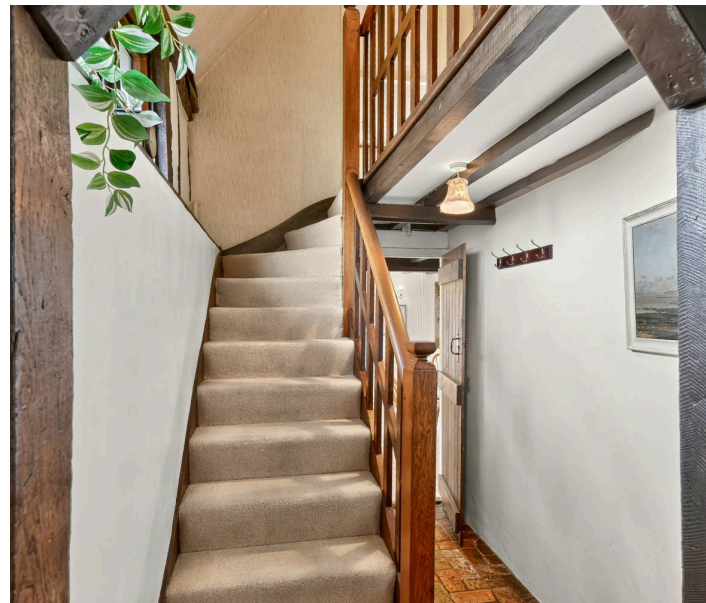
- Four Double Bedroom
- Grade II Listed Tudor Cottage
- Period Features Throughout
- Self Contained Annex
- Spacious Size Plot with Large Double Garage and Ample Off Road Parking
- No Onward Chain
- Two Reception Rooms with Additional Study
- Galley Kitchen with Separate Utility Room
- Downstairs Cloakroom, Family Bathroom and Ensuite Shower Room to Annex
- Highly Sought After Area

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Nestled within one of the area's most sought-after locations, this exquisite Grade II listed Tudor cottage presents a rare opportunity to acquire a home of exceptional character, charm, and versatility. Beautifully blending period elegance with modern comforts, the property offers a truly unique lifestyle in a highly desirable setting.

Upon entering, a welcoming entrance hall immediately showcases the wealth of original features that define the home, including exposed timber beams, Victorian tiles and impressive fireplaces, all contributing to its warm and inviting atmosphere. The ground floor offers two generous reception rooms, providing excellent spaces for both everyday living and entertaining, alongside a dedicated study ideal for home working or quiet relaxation.

The galley-style kitchen offers a practical layout with ample storage and workspace, providing a functional setting for everyday cooking. While well maintained, it presents an excellent opportunity for purchasers to modernise and personalise to their own tastes and requirements. A separate utility room adds further convenience, while a downstairs





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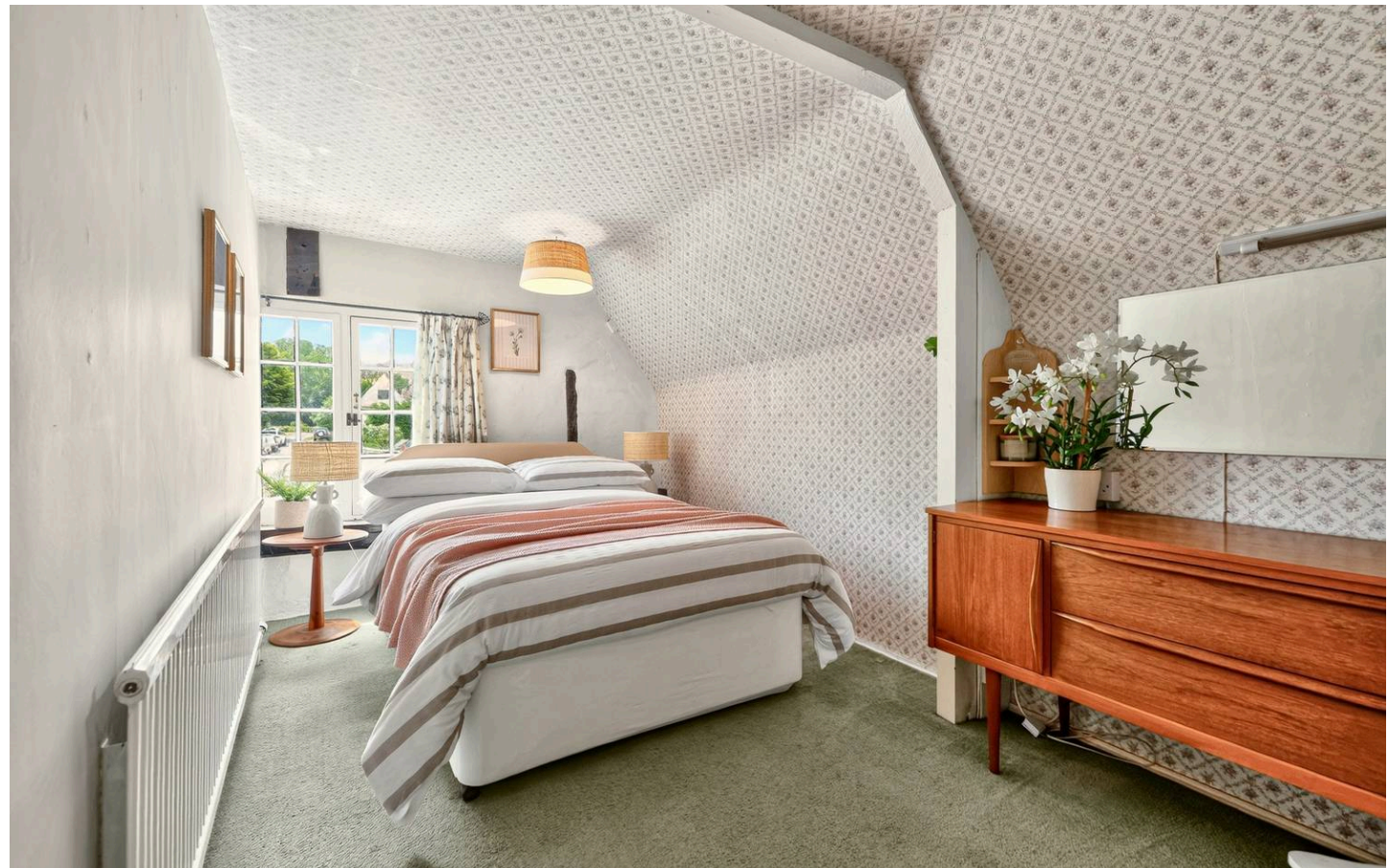
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To the first floor, the main residence comprises three spacious double bedrooms, each enjoying an abundance of natural light and individual period charm. These are served by a beautifully presented family bathroom, thoughtfully designed to complement the property's heritage while incorporating modern fittings.

A particular highlight is the superb self-contained annex, offering flexible accommodation ideal for guests, multi-generational living, independent family members, or potential home office use. The annex features a kitchen, spacious double bedroom and a modern ensuite shower









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Council Tax band: G

Tenure: Freehold

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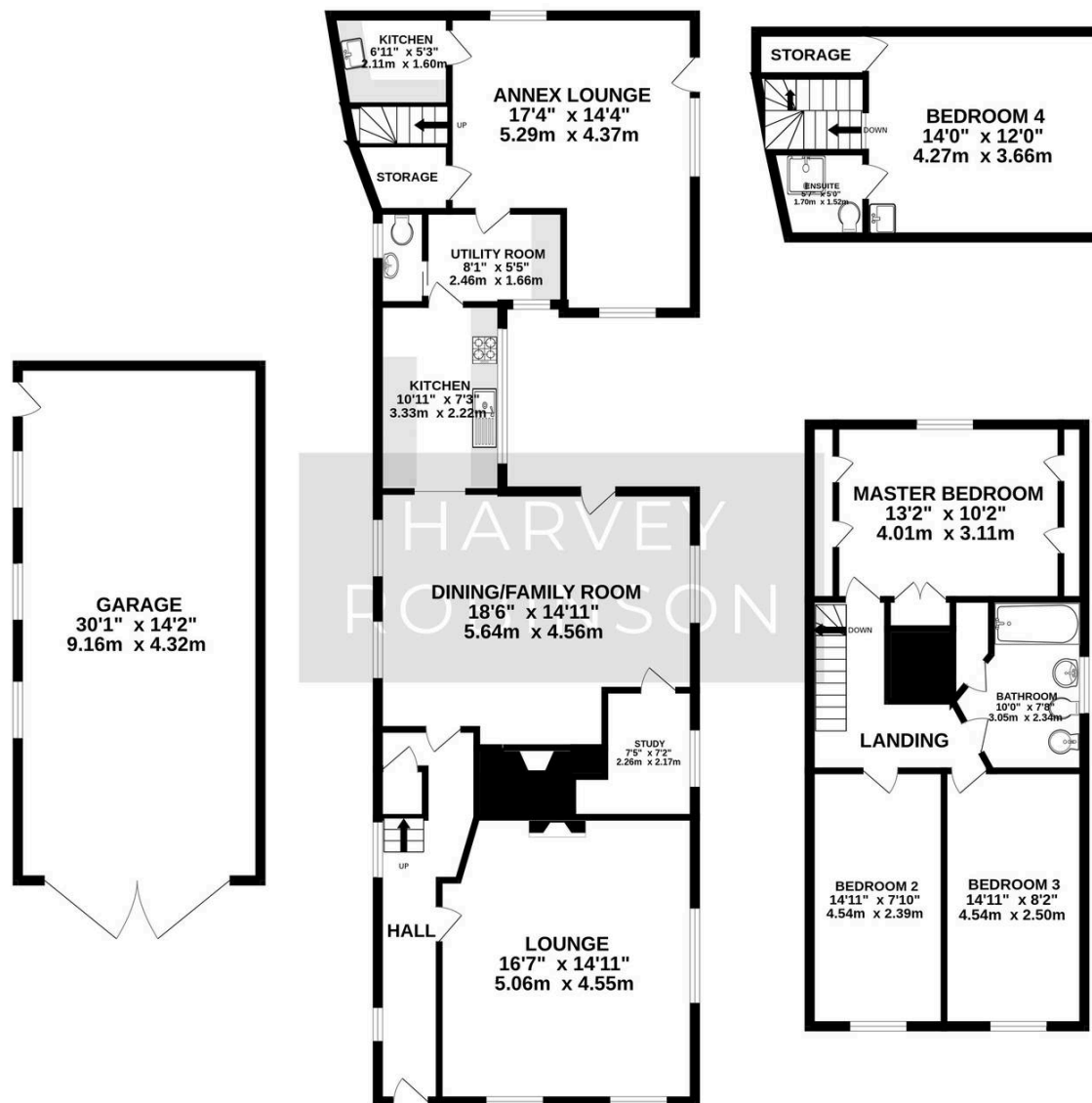
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EXTERNAL/GARAGE
426 sq.ft. (39.6 sq.m.) approx.

GROUND FLOOR
1044 sq.ft. (97.0 sq.m.) approx.

1ST FLOOR
785 sq.ft. (72.9 sq.m.) approx.





The Collection by Harvey Robinson

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