Horseshoe Cottage

South Street | Comberton | Cambridge | CB23 7DZ

£2,450 PCM

COOKE CURTIS & CO

Horseshoe Cottage

South Street | Comberton
Cambridge | CB23 7DZ
£2,450 PCM

A charming three bedroom Grade II listed cottage, with large garden and annexe, set in the heart of the sought after village of Comberton.

- 156sqm / 1679sqft
- EPC - Exempt
- Oil central heating
- Period property
- 3 bed, 1 bath, 2 recep
- Council tax band - F
- Driveway and Garage
- Available October 2026

A charming, Grade II Listed cottage, set in a generous 0.16-acre plot with a spacious, studio/annexe and off road parking. The property dates to the late 17th century with a later 20th century extension and enjoys a wealth of character features together with lovely mature gardens.

Situated in Comberton village, this home is ideally located for local amenities, including a highly regarded school, Co-op, local village tore doctor's, hairdressers and dentist. There is also a café opening soon! Next door, there is a social family pub which currently offers food truck pop ups from local favourites, such as Steak and Honour.

Horseshoe Cottage was originally two small cottages with the sellers believing they were once the village bakery and blacksmiths. The property has, over the years been thoughtfully extended to ensure the character of the property has been respected and retained but at the same time, the extension has added a lovely bright modern wing, which provides a second sitting/multipurpose room, that would make a wonderful studio or creative space, with the main bedroom above. There is also an added a studio/annexe in the garden to provide a great office for home working, which equally would be perfect as guest accommodation.

Approached over South Lane, the property has its main entrance via the rear garden. The welcoming entrance hall opens to the 17C cottage on one side and the more modern extension on the other, and the bathroom is set between the two and has underfloor heating and is fitted with a lovely roll-top bath with claw feet, a separate shower, w.c., and hand basin.

The original cottage has many lovely features, including exposed timbers, pretty windows, and inglenook fireplaces. The kitchen dining room is a bright, triple aspect room with a quarry tiled floor that continues into the sitting room. There is a traditional butler sink with a ceramic drainer and space for a washing machine, dishwasher, and an upright fridge freezer. There is an AGA set within the inglenook fireplace, in the centre of the room there is space for a good sized dining table and chairs, and tucked in the corner is one of the three staircases that give access to the first floor. The sitting room is off the kitchen/dining room and is another lovely, dual-aspect room with underfloor heating and a stunning inglenook fireplace inset with a log burning stove, there is a built in cupboard, a door out to the garden, and a door to a second staircase that leads up to the first floor with built in storage under.

The modern extension houses a second reception/multipurpose room that enjoys lots of natural light, making it ideal for use as an art studio, playroom, music room, or creative space and there is ample storage provided within cabinets set below the third staircase that leads to a mezzanine bedroom. The mezzanine is currently used as the main bedroom and has a fitted dressing room off.

On the first floor of the original cottage are two further dual aspect rooms, both of which will take a double bed. These rooms both have vaulted ceilings and exposed timbers and one has a fitted cupboard.

The annexe/studio is bright and modern with a generous, dual aspect living space with underfloor heating and bi-fold doors out to the garden, there is a smaller snug/office space, a lobby, and a wet room which again benefits from underfloor heating. A personal door gives access to the garage, which is generously proportioned with a wide door to the side and double doors to the front.

Outside there is a pretty cottage garden, that is laid to lawn with mature borders, there is a beautiful brick terrace adjacent to the house and a second brick terrace set below a pergola, which provides an ideal spot for dining or entertaining. An ornamental wall divides the terrace from an area of gravel beyond which is an attractive open store.

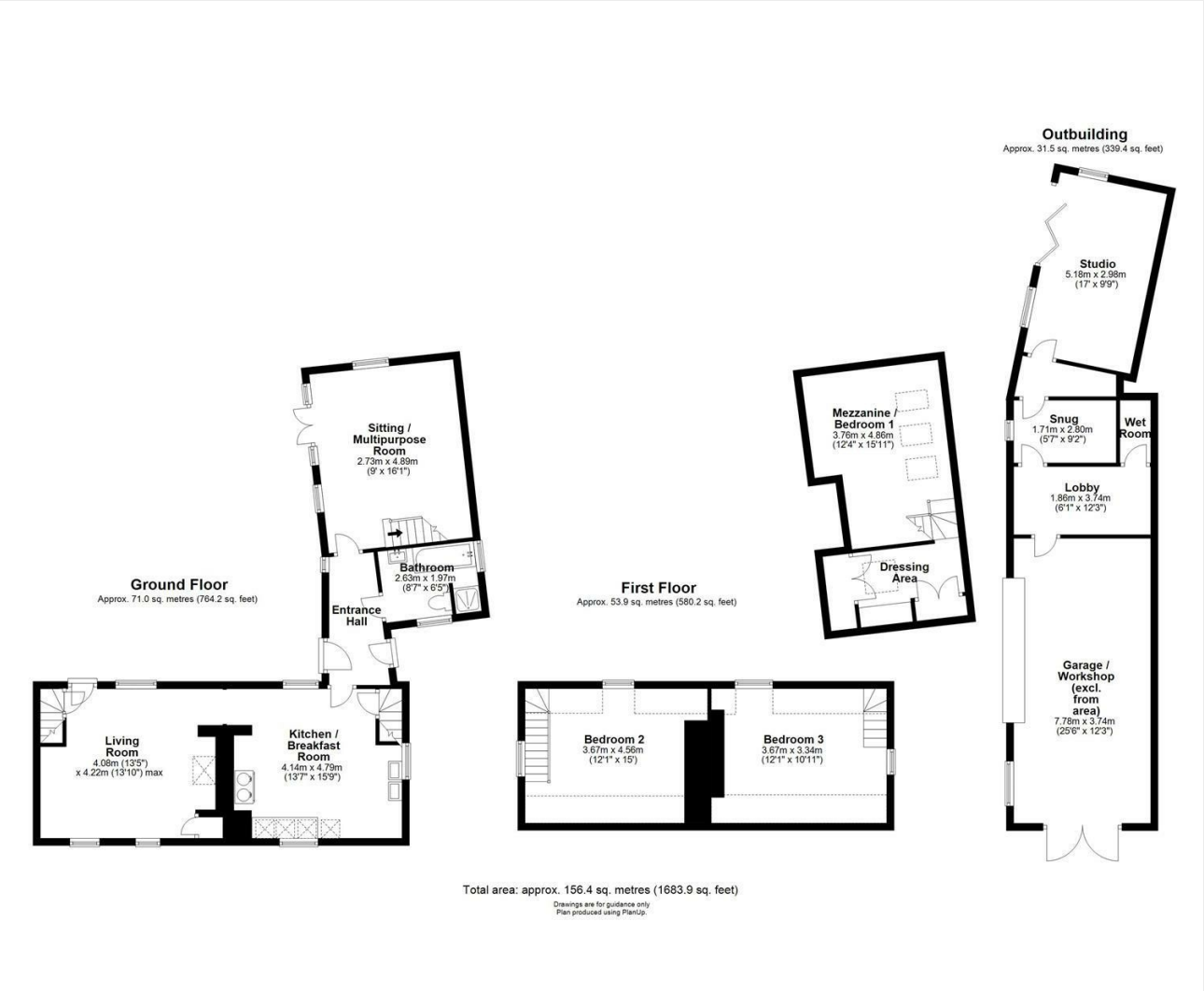
Available now. Gardening included in the rent.

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

Comberton is a larger village located about 6 miles west of Cambridge, with the centre set around a pretty village duck pond.

The village offers an excellent range of facilities and amenities including a shop / post office as well as schooling provision from pre-school up to the age of 18 years. The 'outstanding' Ofsted rated Village College has an adjoining Community Leisure and Health & Fitness facility and there is a doctors surgery, dentist, public house, butchers, hairdresser and a large recreation ground.

For the commuter the access point at junction 12 for the M11 is close-by and there is a cycle-path from the village to the city.



Council Tax Band **F** EPC Rating

40 High Street
Trumpington
Cambridge
Cambridgeshire
CB2 9LS
01223 508050
Lettings@cookecurtis.co.uk