Symonds Lane, Linton, CB21 4HY

CHEFFINS

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Linton,
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Guide Price £775,000

- Over 4.000 sq ft Accomodation
- Historic Walled Stable Yard
- Backs Onto River Granta
- Immense Potential
- Original Features Inc Cells & Court Room
- No Listings
- Generous Sized Gardens
- Part Of Linton's Heritage
- Situated In The Heart Of The Village

The Old Courthouse is a truly unique historic property offering over 4,000 sq ft of accommodation. Retaining a fascinating collection of original features including cells and magistrates court room. The property occupies an exceptional position in the heart of Linton backing onto the Granta.

LOCATION

The well regarded village of Linton has a pleasing blend of both modern and period properties as well as a good range of local amenities including shops, public houses, post office, primary school and village college with its own sports centre. The market towns of Haverhill and Saffron Walden are approximately 8 miles distant and the University City of Cambridge is around 11 miles away. Audley End mainline station offering a commuter service to London's Liverpool Street is around 11 miles away and the M11 motorway access point is within approximately 8 miles at Duxford (junction 10).

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GROUND FLOOR

MAIN ENTRANCE
Original solid wood front door; single-glazed window to the left-hand side, door to lobby and courtroom. Vaulted ceiling.

ORIGINAL COURTROOM
Features: Vaulted ceiling with exposed ceiling timbers, original solid wood flooring, and a stone fireplace (currently boarded up).

Windows & Heating: Three sash windows (two to the front, one to the side). Heated by one large radiator and two further radiators on the opposite side.

Seating & Access: Contains four church pew-style courthouse benches. Three further doors to the right-hand side, plus return access to the main entrance hallway.

INNER LOBBY
High ceiling with a large skylight. Features original court documents, notices, and period furniture. Plumbing present for a wash hand basin. Internal doorways lead to a kitchen area, lounge and inner hallway.

LOUNGE/MAGISTRATES ROOM
Features: Original magistrate's private plaque on the entry door. High ceiling, solid wood flooring set over two levels, an open fireplace, and built-in shelving.
Windows & Heating: Sash window to the front; fitted radiator.

KITCHENETTE
Range of base units with a stainless steel sink and mixer tap, raised eye-level cupboards, opaque glass bricks permitting natural light, radiator, original courthouse furniture, high ceilings, and original doorways, door to dining room/reception room, door to inn

SECONDARY ENTRANCE
Original front access door (matching the main entrance). Features a built-in corner cupboard, electrical RCD units, and a gas boiler. Door to bathroom and bedroom 8.

BATHROOM ONE
Double-glazed windows to the rear and side, low-level WC, wall-mounted wash hand basin, radiator, shower cubicle with rainfall-style shower head, chrome attachments, and a heated towel rail.

BEDROOM EIGHT
Feature exposed fireplace with chimney, sash window to the side, and a radiator.

REAR LOBBY ONE
Exposed brickwork flooring, stairs rising to the first-floor landing, built-in storage cupboards, and access door to the rear courtyard. Door to bedroom 9.

BEDROOM NINE
Feature chimney breast with exposed brickwork, sash window to the side, single-glazed window overlooking the rear courtyard, and a radiator. Door to bathroom.

BATHROOM TWO
Suite comprising a low-level WC, side-panel bath, vanity wash hand basin, and radiator. Features exposed flint walls, two windows to the side, and a window overlooking the rear courtyard.

HALLWAY
Exposed brickwork walls, high-level ceilings, and built-in storage. Doors to lobby, cell and converted bathroom.

CELL
Main Cell: Retains original history including the original bed, open shutter on the cell door, exposed brickwork, and a sealed window with original security bars overlooking the rear courtyard. Includes two to three ventilation points leading into the inner hallway. Contains a non-operational corner toilet.

CONVERTED BATHROOM
Formally Cell 2: Jacuzzi-style bath with a rainfall shower and chrome attachments over, vanity wash hand basin, high-level WC over the basin, exposed brickwork, original window bars, window overlooking the courtyard, ventilation points, and heated towel rails.

REAR LOBBY TWO
Exposed brickwork with direct access out to the rear courtyard.

LOBBY
Centered around a dual-sided chimney. One side features a cast-iron fire with tiled surround; the rear elevation houses an open fire (currently boarded up) with slate hearth tiling. Exposed floorboards, two large sash windows to the side, a single-glazed window to the side, and two radiators. Door to:

UTILITY AREA
Sash window to the side, base units with stainless steel sink and mixer taps, an unused/boarded-up fireplace, gas boiler, loft access point, and an additional single-glazed window to the side. Door to:

MAIN KITCHEN
Range of base and eye-level units with two stainless steel sinks and mixer taps. Freestanding range cooker with extractor hood above. Space and plumbing for appliances, tiled flooring throughout, single-glazed window to the rear, additional window to the side, and steps leading down to the rear courtyard access door.

UTILITY ROOM
Exposed red brick flooring, plumbing for washing machine and tumble dryer, single-glazed window to the courtyard, under-stairs storage cupboard, and a door opening to the rear courtyard.

FIRST FLOOR
Access via two separate staircases.

Main Landing: Original floorboards and two single-glazed windows overlooking the rear courtyard.

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CLOAKROOM
Low-level WC, radiator, and a single-glazed window to the rear courtyard.

PRINCIPLE BEDROOM
Dual-aspect with windows to both sides (one overlooking the courtyard), exposed brick fireplace, original floorboards, built-in storage cupboard, and steps leading down to the en-suite.

PRINCIPLE ENSUITE
Large shower cubicle with multi-jet system and rainfall shower head, pedestal wash hand basin, low-level WC, heated chrome towel rail, inset spotlights, Velux window, and exposed flint feature walls.

BEDROOM TWO
Single-glazed window to the side, radiator, original floorboards, and access to a Jack-and-Jill shower room.

JACK-AND-JILL BATHROOM
(Serving Bedrooms 2&5): Shower cubicle with rainfall shower and chrome fittings, vanity wash hand basin, low-level WC, inset spotlights, and loft access.

BEDROOM FIVE
Single-glazed window to the side, radiator, period ironwork details, inset ceiling spotlights, and connecting door to the Jack-and-Jill shower room.

BEDROOM SIX
Cast-iron fireplace, single-glazed window to the front, built-in wardrobe, radiator, and original floorboards.

BEDROOM FOUR
Two separate entry doorways, original floorboards, open fireplace, single-glazed window to the side, and a radiator.

BEDROOM THREE
Original floorboards, open fireplace, single-glazed window to the side, and a radiator.

BEDROOM SEVEN
Steps leading up into a room with vaulted ceilings, exposed ceiling timbers, two Velux windows, built-in eaves storage, radiator, exposed flintwork, and solid wood flooring.

ENSUITE
Oval bath, pedestal wash hand basin, low-level WC, extractor fan, solid wood flooring, and exposed flintwork.

FAMILY BATHROOM
Side-panel bath with chrome multi-jet shower over, pedestal wash hand basin, low-level WC, inset spotlights, single-glazed window to the side, and a heated towel rail.

EXTERIOR AND GROUNDS
Plot & Position: Centrally positioned on its plot. The south-facing rear elevation benefits from high sunlight exposure.

Frontage & Driveway: Tarmacadam in-and-out driveway layout to the left and right hand sides. Large lawned garden section with mature tree borders extending down the side of the property.

Shared Access: Left-hand tarmac driveway splits to allow access for the neighbouring property to their private garage and rear pedestrian entrance.

Rear Courtyard: Enclosed by original flint and red brick walls with former gated access. Features flowerbed borders, four property access points (three raised), drainage points, and visible original cell window bars.

Rear Gardens: Main garden laid to lawn with mature tree-lined borders backing onto the River Granta. Features a large walnut tree and timber boundary fencing. A dense bank of brambles on the left-hand side marks an extended boundary area.

Outbuilding 1 (Double Door Garage): Vaulted ceiling, exposed flint walls, original doorways, power, and light.

Outbuilding 2 (Former Coal / Store Room): Exposed flint walls, connected power, and lighting.

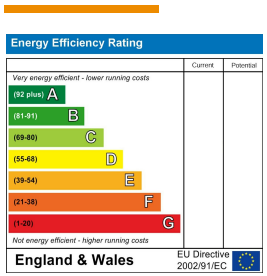
AGENTS NOTE
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS
By appointment through the Agents.

SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Approximate Gross Internal Area 4610 sq ft - 428 sq m
(Excluding Garage)
Ground Floor Area 2926 sq ft – 272 sq m
First Floor Area 1684 sq ft – 156 sq m
Garage Area 270 sq ft – 25 sq m

Ground Floor

First Floor

Guide Price £775,000
Tenure - Freehold
Council Tax Band - G
Local Authority - South Cambridgeshire

PINKPLAN

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.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.