



High Street, Landbeach, CB25 9FT

CHEFFINS

High Street

Landbeach,
CB25 9FT

4 2 2

Guide Price £900,000

- Striking Barn Style Residence
- Four/Five Bedrooms
- Three/Four Reception Rooms
- Charming Garden Room
- Mature Front & Rear Gardens
- Two Garages
- Private Drive
- Solar Panels

A most substantial and striking former barn, offering in excess of 2,400 sq ft of well-proportioned and highly versatile accommodation. The property features a recently upgraded open-plan kitchen/breakfast room together with an elegant, large sitting room. Surrounded by mature, meticulously landscaped gardens to both the front and rear, and complemented by garaging, this impressive home enjoys a wonderfully peaceful and discreet setting just off the High Street, in one of the area's most sought-after and picturesque villages.





LOCATION

Situated just a few miles north of Cambridge, the sought-after village of Landbeach combines the charm of peaceful rural living with excellent accessibility. The area is well connected, with convenient access to the A10 and A14, providing quick links to Cambridge, Ely, and major road networks. Waterbeach railway station is only a short distance away, offering regular direct services to Cambridge and London King's Cross, making this an ideal location for commuters.

PANELLED GLAZED ENTRANCE DOOR

with side glazed panel leading into:

ENTRANCE HALL

with part vaulted ceiling, stone tile flooring, radiators, wall mounted lighting, double glazed window to front and side aspect, entrance hall extending round to a further hallway and panelled doors leading into respective rooms. Double glazed panelled doors providing access to storage cupboard, further panelled glazed door housing hot water cylinder with fitted timber shelving, loft access.

DINING ROOM

with high vaulted ceiling, double panelled radiator, and accessed via a set of panelled glazed double doors and double glazed windows overlooking garden.

CLOAKROOM

initially accessed via panelled door with coat storage area and a further panelled door leading through into the main cloakroom which comprises of a two piece suite with low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled splashback, radiator, part vaulted ceiling, double glazed window fitted with privacy glass out onto front aspect.

KITCHEN/BREAKFAST ROOM

Kitchen comprising a contemporary collection of soft closing wall and base mounted storage cupboards and drawers with stone work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring Siemens induction hob with glazed splashback and extractor hood above, adjacent to this is an integrated Siemens double oven and warming drawer, integrated and concealed dishwasher, space for American style fridge/freezer, double panelled radiator, high vaulted ceiling, tiled flooring, inset LED downlighters, double glazed windows overlooking garden, panelled door leading through into:

UTILITY AREA

comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset sink with hot and cold mixer tap, drainer to side, space and plumbing for washing machine and dryer, wall mounted Vaillant gas fired boiler providing hot water and heating for the property, radiator, tiled flooring, opening through into:

GARDEN ROOM

with high vaulted glazed ceiling, radiators, tiled flooring, double glazed windows and panelled door overlooking and leading out onto garden.

SITTING ROOM

with coved ceiling, wood burning stove with stone surround, mantel and hearth, wall mounted lighting, double panelled radiators and double glazed window and sliding door leading to patio, stairs rising to first floor, understairs storage cupboard.

STUDY

accessed via panelled glazed door from the Sitting Room, fitted bookcasing and shelving, radiator, coved ceiling, inset LED downlighters, large double glazed windows overlooking front garden.

PRINCIPAL BEDROOM SUITE

with built-in wardrobes accessed via glazed doors fitted with railings and shelving, further built-in wardrobes accessed via sliding door fitted with railings and shelving, inset LED downlighters, radiators, high ceilings, double glazed windows to side aspect, door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with large walk-in shower cubicle, wall mounted shower head, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, storage cupboards underneath wash hand basin, wall mounted mirror, heated towel rail, tiled flooring, underfloor heating, LED downlighters, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

BEDROOM 4

with radiator, double glazed window overlooking enclosed front garden.

FAMILY BATHROOM

comprising of a four piece suite with tiled bath with hot and cold mixer bath tap, further shower head attachment, shower cubicle with wall mounted shower head and accessed via glazed sliding door, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, decorative tiled surround, wall mounted lights with shaver point, radiator, tiled flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto enclosed front garden.

BEDROOM 2

with built-in wardrobes accessed via glazed panelled doors fitted with railings and shelving, radiator, double glazed window overlooking the front enclosed garden.

BEDROOM 3

with radiator, double glazed window overlooking garden room.

ON THE FIRST FLOOR**FAMILY ROOM**

with vaulted ceiling, radiators, double glazed window overlooking rear garden.

OUTSIDE

To the front the property is approached off the High Street via a shared gravelled driveway. Further down the driveway is a brick archway leading through to the further gravelled driveway shared between 16 and 16a and this

driveway in turn provides access to the two up and over garage doors and a further large gate which leads into the enclosed front garden enclosed via a brick wall with the front garden being principally laid to lawn with a well stocked bedding bordering both lawned area and the house. Centrally positioned water feature and some further bedding laid to slate and potted plants, side access door leading to the GARAGE fitted with power and lighting.

To the rear of the property is an extensive and mature, south west facing, garden principally laid to lawn with a large paved patio area led directly off the rear part of the property and spans the entire width of the plot providing a wonderful space to both relax and entertain with a part covered pergola area with mature tree to create great coverage. Steps down leading onto a gravelled pathway which extends round most of the edges of the garden and envelops the lawned area and on the other side is bordered via well stocked bedding full of mature shrubs and plants. To one side of the garden is part enclosed via brick wall as well as further timber fencing and mature and well maintained beech hedging. Small pond adjacent to an ornamental and landscaped mound with further mature shrubbery and plants. Glazed potting shed and a covered raised bedded area ideal for cultivation of fruit and vegetables. Panelled glazed stable door providing access into outside store fitted with power and light providing space for additional fridge/freezer as well as storage for tools and other miscellaneous items, fitted shelving. Timber access gate leading onto a gravelled drive.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Guide Price £900,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire District Council



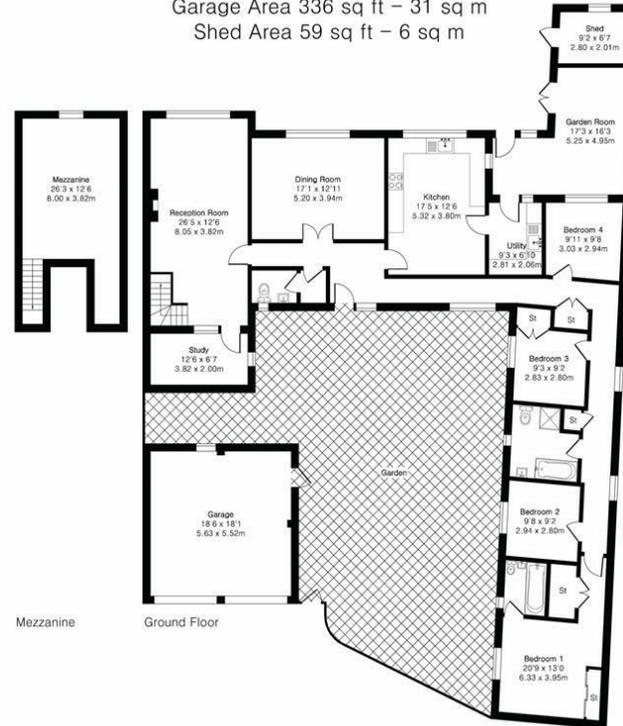
**Approximate Gross Internal Area 2468 sq ft - 229 sq m
(Excluding Garage & Shed)**

Ground Floor Area 2195 sq ft - 204 sq m

Mezzanine Area 273 sq ft - 25 sq m

Garage Area 336 sq ft - 31 sq m

Shed Area 59 sq ft - 6 sq m



[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: 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.

