



The Old Fire Station, High Street, Swaffham Bulbeck, CB25 0LX

CHEFFINS

The Old Fire Station

Formerly The Crown Public House

High Street,
Swaffham Bulbeck,
Cambridge,
CB25 0LX

6 5 4

Offers In Excess Of £825,000

- Grade II Listed former pub & fire station dating back to circa 1680
- Characterful 4 bedroom Main House with period features
- Including a substantial detached barn offering flexible additional space
- Over 3,600 sq ft of flexible living and working space
- Suitable for multi-generational living or income potential
- Planning consent for further extension
- Private courtyard with secure off-street parking
- Convenient access to Cambridge, Newmarket and A14

A beautifully restored Grade II listed home offering over 3,600 sq ft of versatile accommodation. The property combines period character with thoughtful modernisation, creating a highly adaptable living environment suited to modern family life, multi-generational living or home working. Positioned within the heart of the sought-after village of Swaffham Bulbeck, the property offers a rare balance of architectural character, scale and connectivity, located approximately 7 miles from both Cambridge and Newmarket.





HERITAGE & LOCATION

Dating back to circa 1680, the property is believed to have originated as cottages or a farmhouse before becoming the village public house, The Crown, from around 1750 until its closure in 1958. In 1940, the site was repurposed as Swaffham Bulbeck's fire station, serving the local community for over 70 years until 2014. This rich and evolving history contributes to the property's unique character today. Swaffham Bulbeck is a picturesque village ideally placed for Cambridge (8 miles) and Newmarket (7 miles). The village benefits from a primary School and a post office and thriving village shop.

ENTRANCE HALL

A welcoming space with pamment tile flooring and views through to the rear courtyard

CLOAKROOM

Smartly fitted guest WC

SITTING ROOM

A front aspect Character-filled reception room with open fireplace and wood burner.

STUDY

A versatile room ideal for home working or use as a snug, with fitted shelving and front aspect.

DINING/FAMILY ROOM

A wonderful reception room with inglenook fireplace, exposed brickwork and timber beams.

KITCHEN/BREAKFAST ROOM

Well-proportioned and beautifully fitted, featuring a central island, bespoke cabinetry, flagstone flooring, and fireplace with range cooker

FIRST FLOOR

PRINCIPAL BEDROOM

A generous double bedroom with courtyard front-facing window, walk-in dressing room and modern en suite shower room.

BEDROOM 2

Double room with exposed beams, period fireplace and front aspect window

BEDROOM 3

A well-proportioned double bedroom.

BEDROOM 4

A double bedroom.

FAMILY BATHROOM

Elegant suite with roll-top bath, walk-in shower, and traditional fittings

DETACHED BARN/OUTBUILDING

Substantial detached barn occupying the former fire appliance bay, extending to over 1,300 sq ft of dramatic versatile space with independent access. Partially converted with further works required, offering clear scope to complete to individual specification.

OPEN PLAN SPACE

Vaulted ceilings, galleried level and spiral staircase, suited to a range of uses including workspace or ancillary living.

SHOWER/UTILITY

Fitted suite with walk-in shower

WORKSHOP

Large open area with flexibility for practical use or further conversion.

STORE ROOMS & MEZZANINE

Additional space with potential for reconfiguration or integration.

FIRST FLOOR

Two well-proportioned rooms with vaulted ceilings, each served by an en suite shower room.

DEVELOPMENT POTENTIAL

Flexible space suitable for a variety of uses, including guest accommodation or workspace, subject to consents.

OUTSIDE

A five-bar gate opens to a large courtyard to the rear, laid to hardstanding and providing parking for several vehicles. The area is secure, enclosed and low maintenance, and offers excellent scope for landscaping or creating a more formal garden if desired.

SERVICES

- 3 Phase Mains electricity, water and drainage
- Oil-fired central heating
- Timber double-glazed casement windows
- Water underfloor heating in ground floor of main house with period radiators on the first floor
- Ground floor and first floor underfloor heating in the detached barn/outbuilding

TENURE

Freehold. Vacant possession on completion.

VIEWINGS

Strictly by appointment via Cheffins.

SALES AGENTS NOTES

Grade 2 Listed Property, Brick, Clunch and timber frame.

Located in a Conservation Area.

A rare opportunity to acquire a distinctive and historically significant home, combining period character with modern flexibility, in a highly desirable and well-connected village setting.

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















Offers In Excess Of £825,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - East Cambridgeshire

Approximate Gross Internal Area 4578 sq ft - 425 sq m

Ground Floor Area 1156 sq ft - 107 sq m

First Floor Area 1163 sq ft - 108 sq m

Barn/Outbuilding Ground Floor Area 1381 sq ft - 128 sq m

Barn/Outbuilding First Floor Area 878 sq ft - 82 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at:

<https://www.gov.uk/stamp-duty-land-tax>.

[For more information on this property please refer to the Material Information Brochure on our website.](#)

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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.

