



Mulberry Cottage, 41 Cow Lane
Fulbourn, CB21 5HB

Guide price £800,000



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- Detached Victorian home
- South-facing garden
- 1361 sqft / 126 sqm
- Versatile garage studio

A charming & beautifully presented Victorian cottage, dating from circa 1880, set within a private & tranquil position on one of Fulbourn's most established lanes, a short stroll from the High Street.

Mulberry Cottage has been carefully improved over time, retaining its traditional proportions & character while introducing high-quality finishes suited to modern living. The result is a beautiful home that feels warm, settled & calm throughout.

The ground floor centres around a dual aspect living room, featuring exposed beams, engineered wood flooring & 2 fireplaces, 1 is currently functional. French doors open directly onto an enclosed south-facing garden. The kitchen/dining room has a stunning range of bespoke hand-made units & is finished with Lapitec sintered stone worktops & a Butler sink. A side lobby provides space for coats & footwear, along with access to a cloakroom W.C.

On the first floor are three well-proportioned double bedrooms and a family bathroom, with a modern white suite.

Outside is an open-plan garden with driveway parking for 2 cars, with additional on-street parking readily available along this particularly quiet stretch of Cow Lane. The former garage has been converted within the





last few years into a bright & versatile garden studio, featuring aluminium-framed windows & doors, plumbing & electric underfloor heating. Currently used as a home office & for hosting cake decorating classes, this space offers excellent flexibility for a range of uses.

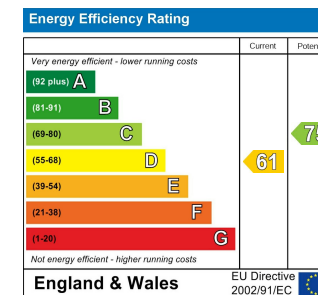
The south-facing garden is partially enclosed by brick walls, enjoys a high degree of privacy & a peaceful atmosphere. There is a paved terrace, pergola & summerhouse provide space for entertaining & relaxation.

Fulbourn is a community village with a range of amenities that include a Co Op, local butcher, greengrocer & a handful of other independent shops, including a café & some family-friendly pubs. Schooling is excellent & secondary provision is available at Bottisham Village College.





Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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