



High Street, Linton, CB21 4JT

**CHEFFINS**

## High Street

Linton,  
CB21 4JT

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**Guide Price £575,000**

- Grade II Listed
- Sympathetically improved and thoughtfully extended
- Beautifully presented throughout
- Well-tended garden with workshop
- Prominent and highly convenient position
- A short walk from an extensive range of local amenities

This exceptional Grade II listed period cottage has been thoughtfully extended and improved to preserve its immense character. It occupies a prominent and highly convenient High Street position, only a brief walk from a wide range of local amenities.





## 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).

## GROUND FLOOR

### ENTRANCE HALL

Wood panelled entrance door, herringbone brick flooring, exposed brick chimney breast and doors to adjoining rooms.

### SITTING ROOM

Feature inglenook fireplace with wood burning stove and recess for logs, sash window to the front aspect with wooden shutters, staircase rising to the first floor, exposed studwork with glazed panels and glazed double doors to:

### GARDEN ROOM

Exposed ceiling timbers, tiled flooring and two pairs of glazed doors providing access to the paved terrace and garden.

### KITCHEN

Fitted with a bespoke base and eye level units with granite worktops, ceramic sink unit, AEG cooker with extractor hood over and two integrated refrigerators. Sash windows to the front aspect with fitted wooden shutters, windows to the rear aspect and part glazed door providing access to the rear terrace and garden. A step leads down to a utility area, fitted with base units with granite worktops and space and plumbing for washing machine and a built-in shelved larder area. Door to:

### DINING ROOM

Attractive red brick fireplace with wood burning stove on a brick plinth, feature brick flooring, double glazed window to the rear aspect overlooking the garden and sash window to the front aspect with wooden shutters.

### FIRST FLOOR

### LANDING

Dual access via staircases from the sitting room or dining room. Natural wood flooring, sash windows to the front aspect, built-in shelved linen cupboard and staircase rising to the second floor.

### PRINCIPAL BEDROOM

A spacious and atmospheric room with open studwork which divides the room into two areas; a dressing room with built-in wardrobe with automatic lighting, space for further free-standing wardrobes, built-in understair storage cupboard. The bedroom area is dual aspect with windows providing wonderful views over the garden and side terrace.

### SHOWER ROOM

Comprising large walk-in shower enclosure with dual shower heads, vanity wash basin, low level WC and heated towel rail. Double glazed window overlooking the rear garden and access to the loft space.

### BEDROOM 2

A triple aspect room with windows to the front, rear and side. feature brick fireplace, natural wood flooring, built-in cupboard housing the hot water cylinder and access to the loft space. Door to:

### EN SUITE

Comprising shower enclosure, low level WC, wash basin, heated towel rail, recess with fitted shelving, natural wood flooring and obscure glazed window to the rear aspect.

### SECOND FLOOR

### LANDING

Exposed timbers, recess storage area and doors to adjoining rooms.

### BEDROOM 3

Feature exposed brick chimney breast, natural wood flooring and windows to the front and side aspects.

### BEDROOM 4

Built-in wardrobe, exposed timber and window to the rear aspect providing wonderful elevated views over the rear garden and treetops.

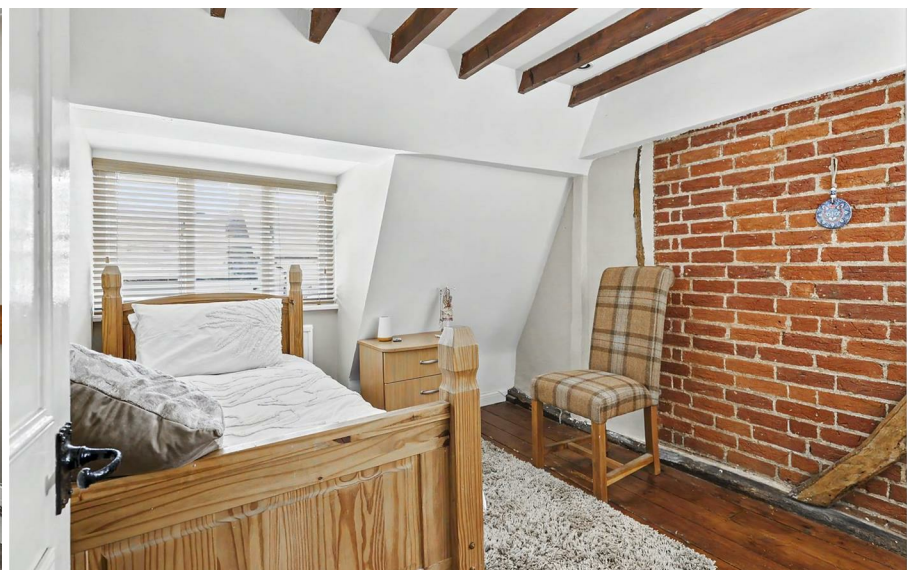
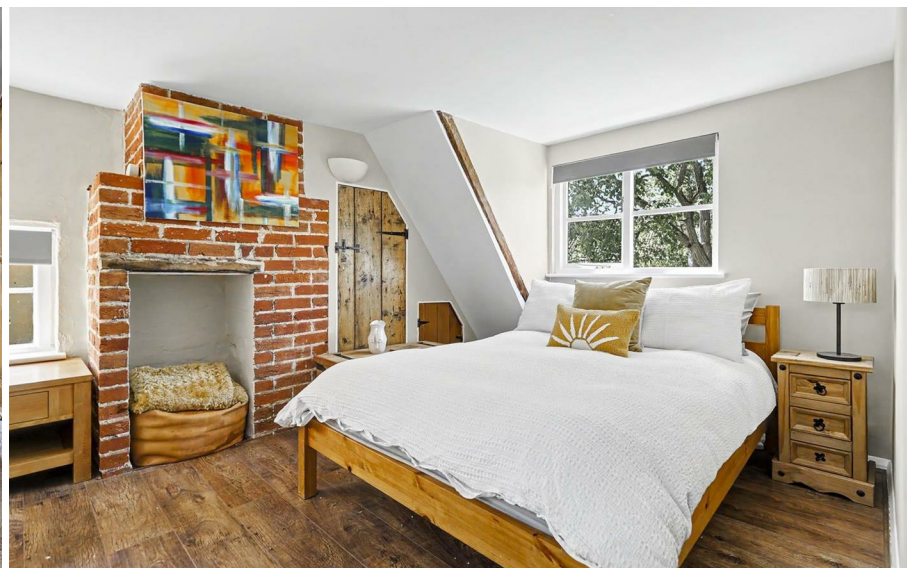
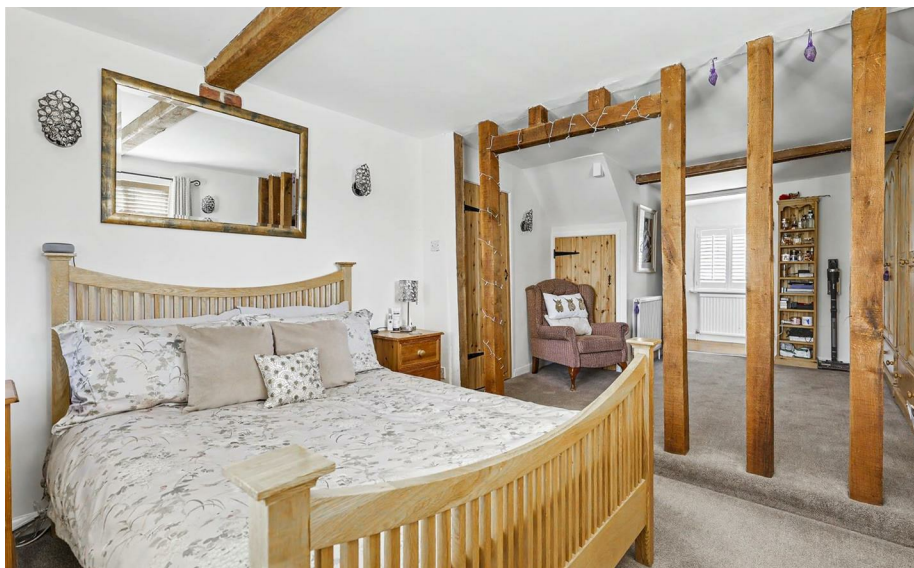
### OUTSIDE

To the rear of the property is a delightful, mature garden which is laid to lawn with shrubs and bushes to either side. Adjoining the rear of the property is a large paved terrace and an outbuilding housing the gas fired boiler. A brick pathway leads to the end of the garden and a timber outbuilding, incorporating two storage sheds. There is an enclosed area for bin storage and gated side access which leads to a right of way for bin access for this property and the neighbouring property.

### VIEWINGS

By appointment through the Agents.







Guide Price £575,000  
Tenure - Freehold  
Council Tax Band - E  
Local Authority - South Cambridgeshire



Approximate Gross Internal Area 1829 sq ft – 170 sq m  
 Ground Floor Area 754 sq ft – 70 sq m  
 First Floor Area 754 sq ft – 70 sq m  
 Second Floor Area 322 sq ft – 30 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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: 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.



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