



High Street, Melbourn, SG8 6AB



welcome to

High Street, Melbourn

A Grade II listed 3 double bedroom period cottage with 2 reception rooms, lovely fitted kitchen/breakfast room, good sized rear garden and off-road parking.



Door To Entrance Hall

Door to lounge. Log storage.

Lounge

17' 2" x 14' 9" (5.23m x 4.50m)

Large lounge with exposed beams, large inglenook fireplace, 2 radiators, dual aspect with double glazed windows to front and rear, door to outside, wood flooring, stairs off to first floor landing, door to hallway and dining room.

Hallway

Exposed beams. Wood flooring. Understair storage cupboard. Radiator. Door to outside. Double glazed window to rear. Doors to:

Dining Room

11' 2" x 11' 2" (3.40m x 3.40m)

Feature fireplace. Exposed beams. Radiator. Double glazed window to front.

Kitchen/Breakfast Room

14' 5" max x 11' 10" max (4.39m max x 3.61m max)

Bathroom

Suite comprising bath with shower over, high flush WC, wash hand basin set into unit with cupboards below, heated towel rail, part tiled walls, window to rear.

Cellar

Accessed from hallway.

First Floor Landing

Accessed from lounge with exposed beams, radiator, double glazed window to rear.

Bedroom One

17' 7" x 16' (5.36m x 4.88m)

Large principal bedroom with brick feature fireplace with Bessemer beam (unused), dual aspect windows to front and rear, walk in wardrobe cupboard and separate fitted wardrobe, exposed beams, and 2 radiators.

Bedroom Two

14' 10" x 13' (4.52m x 3.96m)

Built in cupboard. Exposed beams. 2 radiators. Double glazed window to side.

Bedroom Three

14' 10" x 11' 1" (4.52m x 3.38m)

Exposed beams. Radiator. Double glazed window to front.

Outside

Rear Garden

Good sized rear garden with paved patio areas, large lawn area with fence surround, mature flower beds and trees throughout, gate to side, and wood shed.

Parking

Driveway to side providing off-road parking for 2 cars.



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High Street, Melbourn

- Spacious Grade II listed period cottage located in the heart of Melbourn.
- 3 large bedrooms with walk-in wardrobe to principal.
- Lounge and separate dining room.
- Lovely fitted kitchen/breakfast room.
- Original features throughout.

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: E

offers in excess of

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110618 - 0003

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