



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this very generous guest house. Acorn House enjoys a fantastic position on Chesterton road Cambridge in the highly regarded De Freville area of the city. The property is just north of the River Cam and is easily accessible to some of Cambridge's key roads (Newmarket Road and Histon Road) with good access to the Science Park and A14. There is a wealth of amenities in close proximity including Cambridge North Train Station (which has direct links to London's Kings Cross), supermarkets, gyms, the Grafton shopping centre, the Beehive Centre retail park and Cambridge's city centre is just over a mile away.

The guest house offers ample accommodation over three floors. Boasting 11 en suite rooms, Dining room, kitchen, living quarters which include two further bedrooms both with en-suites.

There is also a separate detached property to the rear of the property offering a further four en-suites rooms plus a one bedroom apartment.

The Detached annex currently has planning permission to be converted into three stand alone flats as separate dwellings and the planning reference number is 17/0228/FUL

To summarise there is currently 15 lettable rooms all with en-suites and further 1 bedroom self contained apartment. This type of property is rarely available and offers massive potential by way of a contained guest house with potential to add further rooms by converting existing living quarters, serviced accommodation and even conversion into individual units subject to planning permission.

Call or email us now to find out more and arrange a viewing.

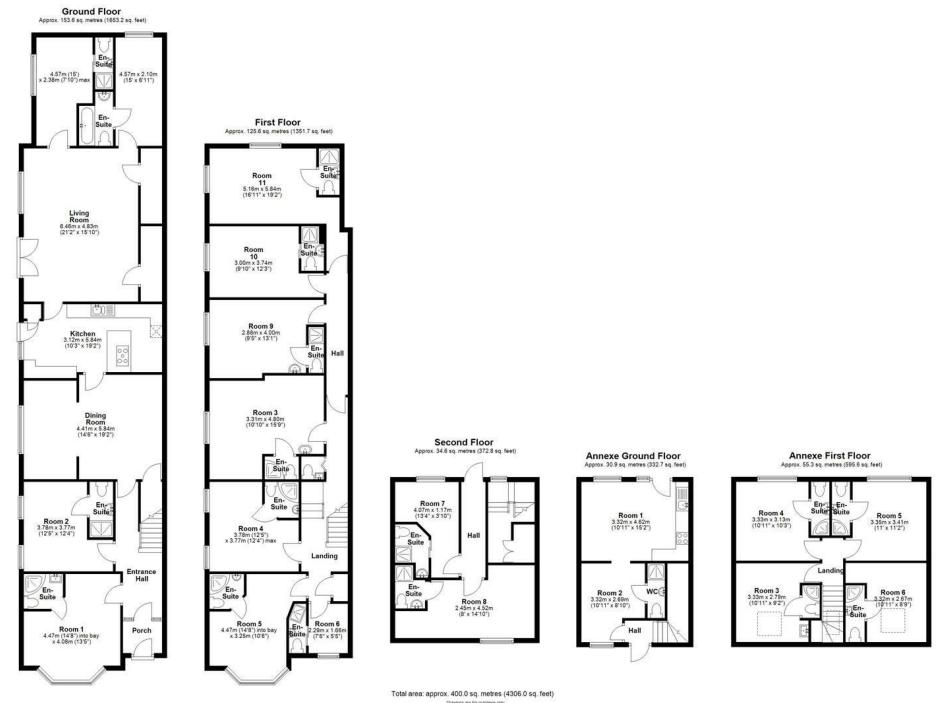
## Agent Notes

Tenure: Freehold

Guest house energy rating: 65 = C

Annex energy rating: 58 = C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	
(91-91)		B	
(89-80)		C	
(88-88)		D	
(87-84)		E	
(83-78)		F	
(77-26)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

