

Malton Road, Orwell, SG8 5QR

CHEFFINS

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Guide Price £800,000



Rickyard Cottage is a substantial and sympathetically extended and converted former barn, extending to approximately 3,143 sq ft, occupying an idyllic setting at the end of a private gravel driveway. The property enjoys beautifully enclosed gardens and sheltered courtyard areas, together with delightful views across the surrounding countryside.

Situated on the edge of this picturesque and well-served village, Rickyard Cottage offers a wonderful balance of rural tranquillity and everyday convenience, with excellent road and rail connections providing easy access to Cambridge, London and the surrounding area.









LOCATION

Orwell is a delightful rural village set in the midst of open countryside midway between Cambridge and Royston, conveniently situated off the A603 just over 7 miles south west of Cambridge. The village itself has a range of local amenities such as a post office, shop, public house, church, and is catchment for Petersfield Primary School. There are mainline train stations nearby in Shepreth and Royston, both of which provide direct links to London Kings Cross.

The property is approached via a covered entrance porch with outside lighting and a timber panelled entrance door incorporating frosted double glazed inserts, leading into the welcoming reception hall. A staircase rises to the first floor with natural timber handrail, newel posts and spindles, together with a timber clad ceiling and radiator.

KICTHEN/BREAKFAST ROOM
Beautifully appointed and fitted with a generous range of storage cupboards and drawers to both base and eye level, complemented by Corian work surfaces incorporating a double bowl undermounted sink with grooved drainer and mixer tap. A comprehensive range of integrated Miele appliances includes an electric fan oven, warming drawer, induction hob with extractor hood above, and concealed dishwasher. There is a useful shelved pantry cupboard, timber clad ceiling, tiled splashbacks, radiator and a pair of double glazed windows overlooking the front aspect.

UTILITY/BOOT ROOM
Fitted with a roll-top work surface incorporating a single drainer sink with mixer tap, together with plumbing and space for an automatic washing machine and space for a tumble dryer. There is a range of storage cupboards, a broom cupboard, coat hanging area, the Grant oil-fired boiler providing domestic hot water and central heating, and a double glazed frosted door leading to the outside.

STUDY/FAMILY ROOM
With timber clad ceiling, radiators and double glazed windows to both the front and rear aspects.

DINING ROOM
A delightful reception room featuring wood flooring, radiator and oak framed double glazed windows to the front, together with double glazed doors opening onto the rear courtyard.

SITTING ROOM
A beautifully proportioned principal reception room centred around an impressive exposed brick fireplace with substantial timber bressummer beam and raised slate hearth. Additional features include inset ceiling downlighters, exposed timbers, wood flooring, radiator, double glazed windows overlooking the front garden, and double glazed sliding doors opening onto the adjoining paved terrace.

WINE ROOM
A climate controlled space with bespoke fitted racking, tiled flooring and lighting.

CLOAKROOM
Fitted with a low level WC and wash hand basin with mixer tap and pop-up waste, tiled splashbacks and radiator.

REAR HALLWAY
Fitted with an extensive range of bespoke cabinetry incorporating display shelving and hanging space, together with access to the loft.

PRINCIPAL BEDROOM SUITE
A spacious principal bedroom featuring exposed timbers, a comprehensive range of bespoke fitted wardrobes with matching dressing table, radiator and oak framed double glazed windows overlooking the paved courtyard.

EN SUITE BATHROOM
Luxuriously fitted with a white four-piece suite comprising panelled bath, large tiled shower enclosure with glazed sliding door, low level WC and wash hand basin. There is an extensive range of fitted cabinets, inset ceiling downlighters, extractor fan, heated towel rail, radiator and oak framed frosted double glazed windows.

FIRST FLOOR

LANDING
A spacious landing with double glazed Velux roof light, radiator and access to the loft space.

BEDROOM TWO
With fitted double wardrobe, fitted shelving, radiator and double glazed windows to both the front and side elevations.

BEDROOM THREE
With a range of bespoke fitted cabinets incorporating shelving, radiator and a pair of double glazed windows to the front.

BEDROOM FOUR
Fitted with wardrobe cupboards, storage cupboard and bookshelving, together with radiator and double glazed window.

FAMILY BATHROOM
Fitted with a white suite comprising a panelled bath with shower over and glazed shower screen, low level WC and wash hand basin. There are fitted storage cupboards and drawers, part tiled walls, heated towel rail, radiator, inset ceiling downlighters and a double glazed Velux roof light.

OUTSIDE
The property is approached via a gravel driveway with five-bar gate opening onto an extensive gravelled parking area. There are useful storage sheds and a bin store.

The beautifully landscaped front gardens are principally laid to lawn and complemented by mature trees, well-stocked flower and shrub borders, together with paved pathways and a generous terrace, providing an ideal space for al fresco dining and entertaining.

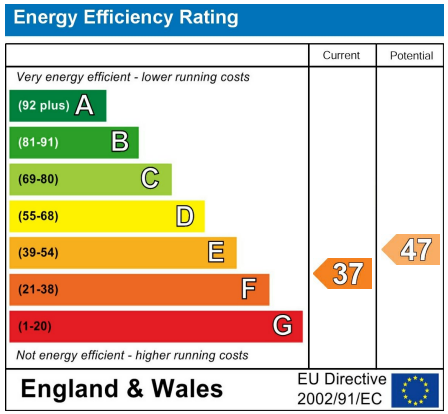
To the rear is a private enclosed paved courtyard garden with attractive flower and shrub borders, mature hedging, a concealed oil storage tank and an ornamental water feature. A further paved courtyard lies to the side of the property, again incorporating an attractive water feature, creating a peaceful and sheltered outdoor seating area.



















Guide Price £800,000
Tenure - Freehold
Council Tax Band - G
Local Authority - South Cambridgeshire District Council



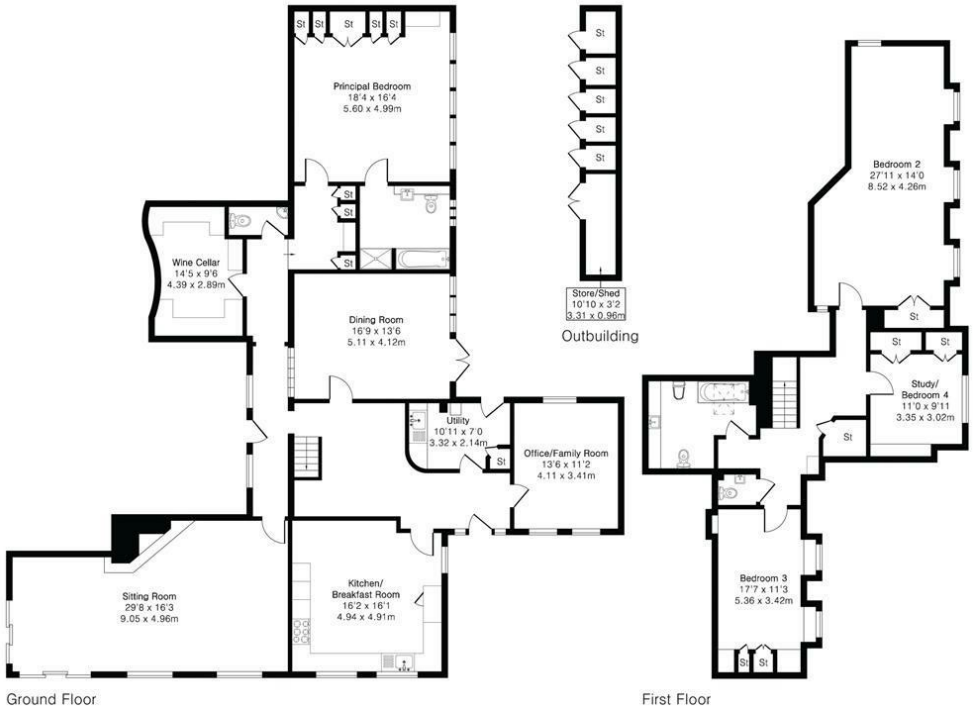






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Approximate Gross Internal Area 3143 sq ft - 292 sq m
(Excluding Outbuilding)
Ground Floor Area 2170 sq ft – 202 sq m
First Floor Area 973 sq ft – 90 sq m
Outbuilding Area 91 sq ft – 8 sq m



PINKPLAN

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.

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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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