



Crow End, Bourn, CB23 2SY

CHEFFINS

Crow End

Bourn,
CB23 2SY

Blue Cottage is a charming Grade II listed period country home extending to approximately 2,100 square feet, with rendered elevations beneath a thatched and pantiled roof. The property retains a wealth of attractive character features, including an impressive inglenook fireplace, exposed timbers and period panelling.

The well-stocked and attractive gardens extend to approximately 0.76 of an acre and enjoy a delightful setting surrounded by open countryside.

The property occupies a historic residential setting comprising a small collection of period homes, situated just off a narrow village lane. The location offers a peaceful semi-rural atmosphere whilst remaining conveniently placed for the village amenities, Cambridge, and the surrounding road and rail networks.

The property offers considerable scope for sympathetic improvement and updating, presenting an excellent opportunity for purchasers to enhance and personalise this characterful home, whilst preserving its inherent period charm and architectural integrity.

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Guide Price £475,000





LOCATION

Bourn is a delightful village located just 8 miles west of Cambridge and is well placed for major routes including the A428 and M11. The village itself has a range of local amenities including a gastropub, award-winning restaurant, doctors surgery, nursery and primary school, golf club, church, farm shop selling local produce and post office. Other facilities are available in the nearby villages of Caxton, Eltisley and Cambourne.

TIMBER GLAZED ENTRANCE DOOR

into:

ENTRANCE HALLWAY

shelved storage cupboard, tiled floor, radiator.

CLOAKROOM

fitted with white suite comprising low level w.c., pedestal wash hand basin with tiling to splashbacks, radiator, tiled floor, casement window to the front.

BATHROOM

with three piece suite comprising low level w.c., wash hand basin, granite surround, storage cupboard below, panelled bath, separate shower unit, tiled surround, tiled floor, radiator, casement window.

LIVING ROOM

feature Inglenook fireplace which is sealed with bressumer beam and exposed red brickwork, storage void to chimney breast recess with electric meters, wealth of exposed beams and timbers, tiled floor, double panelled radiator, open tread staircase rising to first floor, and sliding casement windows to the front and side.

INNER HALL

with glazed entrance door.

SITTING ROOM

feature timber panelling, bookshelving, radiator, exposed timbers, casement window to the side and sliding casement window to the front.

KITCHEN

Kitchen is fitted with a range of storage cupboards and drawers with wooden working surfaces and granite working surfaces with inset double bowl single drainer sink unit, wall shelving, Bosch double oven, Bosch 4 ring hob, plumbing and space for automatic washing machine, radiator, timber clad ceiling, casement window to the side.

DINING ROOM

radiator, glazed door leading to garden, timber clad ceiling, casement window, steps rising to:

INNER HALL

BEDROOM 1

fitted bookshelving, double panelled radiators, casement window to the side and rear and open tread staircase to Mezzanine.

BEDROOM 2

clad ceiling, radiator, casement window to the side.

FIRST FLOOR

open tread staircase rising to:

SPACIOUS STUDY LANDING

vaulted ceiling with exposed timbers.

BEDROOM 3

vaulted ceiling, exposed timbers, double panelled radiator, sliding casement window to the side.

BEDROOM 4

cupboard with insulated hot water tank, slatted shelving, shelved storage cupboard, vaulted ceiling, radiator, casement window to the side.

OUTSIDE

The property is approached towards the end of Crow End which is a track way from the main road. The property itself stands within its own delightful established plot in all extending to 0.76 of an acre with well stocked gardens surrounded by adjoining fields with hedgerow, pergola, mature shrubs, rosebeds, as well as wild flower meadow. External boiler house with Thermicon oil fired boiler, mains water, septic tank.







Approximate Gross Internal Area 2103 sq ft - 196 sq m

Ground Floor Area 1158 sq ft – 108 sq m

First Floor Area 945 sq ft – 88 sq m



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Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire

District Council



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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