



High Street, Linton, CB21 4JT

CHEFFINS

High Street

Linton,
CB21 4JT

- Grade II Listed
- 20' Sitting room
- Open kitchen/diner
- Secluded garden
- Off street parking for one vehicle
- Annexe

A characterful Grade II Listed home situated in a prominent position on the well-served High Street. The property offers a wealth of period charm, together with a secluded garden, off street parking and an annexe.

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Guide Price £525,000





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**SITTING ROOM**

Entrance door, obscure glazed windows to the front aspect providing a good degree of natural light, stairs rising to the first floor and opening into:-

DINING ROOM

Window to the side aspect and stairs leading to the kitchen and stairs leading down to the basement.

KITCHEN

Fitted with base level units with granite work tops, double butler sink, space and plumbing for dishwasher and washing machine, space for an Aga and free-standing fridge freezer, glazed windows to the side and rear aspects together with a partially glazed stable door providing access to the rear garden.

BASEMENT

A central staircase leads to a workshop area on one side, while the opposite side features extra reception space enhanced by built-in storage cupboards.

FIRST FLOOR**LANDING**

Doors to adjoining rooms.

BEDROOM 1

Window to the front aspect.

BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath with overhead dual head shower, heated towel rail, underfloor heating and obscure glazed window to the side aspect.

BEDROOM 2

Dual aspect with windows to the side and rear aspects.

BEDROOM 3

Window to the side aspect.

OUTSIDE

This charming flint-walled courtyard features timber gates, providing access for off-street parking. It includes an open former barn with an outhouse, WC, storage, garden access, and stairs to a first-floor annexe. The garden boasts a central lawn, rear flower bed, mature planting and a useful shed.

ANNEXE

A feature window is positioned halfway up the staircase, leading onto the landing with a door that opens into:

BEDROOM

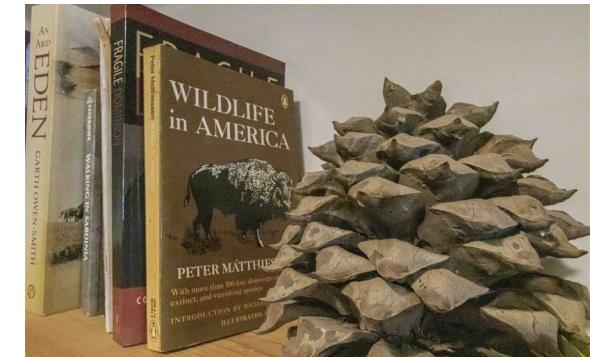
Window to the side together with a Velux window and door to:-

BATHROOM

Comprising ceramic wash basin, low level WC, panelled bath with shower attachment above and Velux window.

VIEWINGS

By appointment through the Agents.







Guide Price £525,000
Tenure - Freehold
Council Tax Band - E
Local Authority - South Cambridgeshire





Approximate Gross Internal Area
230.97 sq m / 2486.14 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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.

