



The Street, Lidgate, CB8 9PP

CHEFFINS

The Street

Lidgate,
CB8 9PP

- Minimum 6 Month Tenancy
- 4 Bedrooms
- Kitchen / Breakfast Room
- Utility / Boot Room
- Dining Hall
- Living Room
- 2 Bathrooms
- Large Established Gardens
- Driveway and Double Garage with Studio

A beautifully presented detached cottage, offering spacious accommodation and boasting many characterful features, attractively situated in an elevated position backing onto open countryside. The property benefits from a superb open plan fitted kitchen/breakfast room, a sitting room with a fireplace and an impressive dining room. Additional features include 4 bedrooms, a private driveway with detached double garage with studio above and stunning established gardens. EPC: D, Council Tax Rating F

4 2 2

£1,950 PCM





LOCATION

Lidgate is a sought after conservation village ideally placed 6 miles south east of Newmarket and 18 miles east of Cambridge. There is an attractive range of period property including The Star Public House and restaurant renowned for its good food and hospitality.

Entrance Hall

With solid oak wooden entrance door, double glazed windows to front and rear aspect, exposed beams and timbers, large storage cupboard, radiator.

Shower Room

With modern white suite comprising low level WC, ceramic wash hand basin with vanity cupboards below, corner shower with wall mounted chrome header shower and further wall mounted hand held direction shower with tiled surround, heated towel rail, exposed beams and timbers, double glazed window to rear aspect.

Dining Hall

With exposed beams and timbers, double glazed windows to front and rear aspect, radiator and stairs to first floor.

Sitting Room

With inglenook fireplace and fitted cast iron wood burning stove with tiled hearth, double glazed windows to front and side aspect and set of doors leading to rear paved terrace, radiator.

Kitchen / Breakfast Room

With a range of fitted wall and base units with work surfaces over, inset dual stainless steel sink with mixer tap and drainer, tiled splashbacks, oven with fitted extractor hood above, space for dishwasher and fridge/freezer, tiled flooring, radiator, set of doors leading to rear garden and windows to rear aspect, exposed beams and timbers, further window to side aspect.

Utility / Boot Room

With modern fitted wall and base units with work surfaces over, inset ceramic butler sink with mixer tap, space and plumbing for washing machine, floor mounted oil fired boiler, tiled flooring, radiator, double glazed window to front aspect and door leading to garden.

FIRST FLOOR

Landing

With windows to rear aspect with views over the gardens and adjoining farmland, exposed beams and timbers, radiator, large airing cupboard housing water tank and fitted shelves.

Master Bedroom

With double glazed windows to side and rear aspect with views over the gardens and adjoining farmland, radiator.

Bedroom 2

With double glazed window to front aspect, exposed beams, radiator.

Bedroom 3

With double glazed window to front aspect, exposed beams, radiator.

Bedroom 4

With double glazed window to front aspect, radiator.

Family Bathroom

With modern white suite comprising low level WC, panelled bath with tiles surround, corner shower with wall mounted power shower and tiles surround, wash hand basin, heated towel rail, tiled floor, privacy window to side aspect.

OUTSIDE

The property is approached via a gravelled driveway with parking for several vehicles leading to a double garage with metal up and over door with office/studio above. The property sits within stunning established grounds with formal gardens principally laid to lawn with beautifully landscaped beds and mature trees and mainly bordered by mature hedgerow providing a high degree of privacy

and seclusion. There is an attractive paved terrace with steps up to the formal gardens and a useful timber shed and separate greenhouse.

GARAGE WITH STUDIO

With Power and light, metal up and over door, stairs leading to office/studio with windows to side and rear aspect, power and light.

Letting Agents Notes

Deposit - £2250.00

Holding Deposit - £450.00

EPC - D

Council Tax - F

Square Footage - 1786.81

For more information on this property please refer to the Material Information brochure on our Website.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

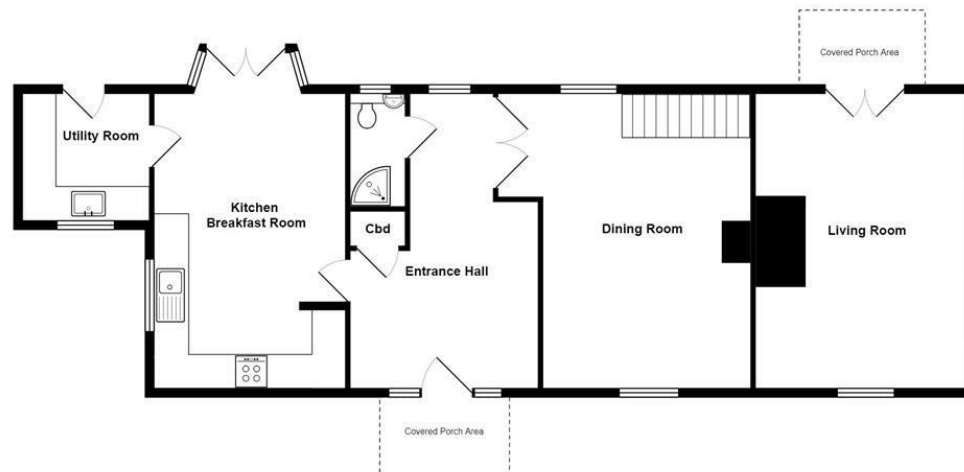
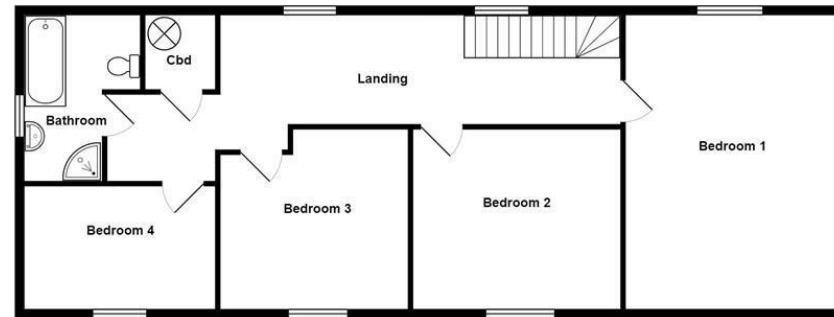
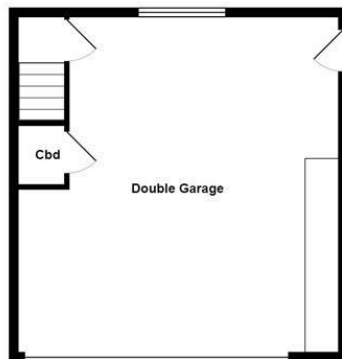
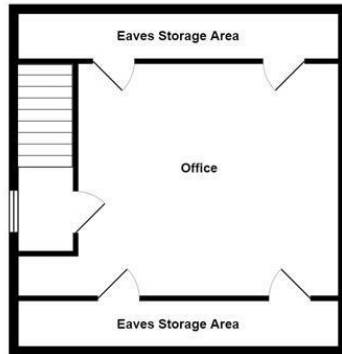
EU Directive 2002/91/EC



£1,950 PCM
 Council Tax Band - F
 Local Authority - West suffolk Council



Pine Tree Cottage, The Street, Lidgate, CB8 9PP



Total Area: 191.6 m² ... 2062 ft² (excluding double garage, cbd, eaves storage area)

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk



Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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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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