The Street, Lidgate, CB8 9PP

CHEFFINS

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Lidgate,
CB8 9PP

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Guide Price £645,000

- Grade II Listed Cottage
- 4 Bedrooms
- 3 Reception Rooms
- Kitchen & Utility Room
- Full of Character
- Set in approx. 1 Acre (sts)
- Over 2,200 sq ft of Accommodation
- NO CHAIN

A charming grade II listed 17th century cottage, rich in character and beautifully positioned within grounds of approximately 1 acre (sts) in a highly desirable village setting. Offering over 2,200 sq ft of accommodation, this delightful period home features 4 bedrooms, 3 reception rooms, and 2 bath/shower rooms. The property retains an abundance of original character throughout and a wealth of period charm. The picturesque gardens are a particular highlight of the property with a large natural style pond, a detached cart lodge and a timber built store/workshop. A rare opportunity to acquire a quintessential country cottage combining historic charm with generous living space and beautiful grounds.

LOCATION

LIDGATE is a picturesque village offering a public house and church. The village of Wickhambrook is located just 3 miles away and offers a further public house, surgery, parish church, and a primary school. A full range of amenities including shops, restaurants, schools and leisure facilities can also be found in nearby Newmarket (7 miles) and the towns of Bury St Edmunds (12 miles) and Cambridge (18 miles).

ENTRANCE HALL
with entrance door, exposed wall timbers, electric storage heater, alarm system, internal window looking into the utility room and a single glazed window to the front and rear aspects.

KITCHEN
with a range of matching wall and base units with work surfaces over, 1.5 bowl sink, space and plumbing for appliances, floor mounted oil boiler, radiator, inset spotlights, tiled flooring, exposed wall timbers, single glazed window to the front aspect.

UTILITY ROOM
with space and plumbing for appliances, exposed wall timbers, cork tile flooring, loft access.

SNUG
A dual aspect room with secondary glazed windows to the rear and front aspects, tiled flooring, red brick Inglenook style fireplace (currently boarded up), exposed wall and ceiling timbers, part glazed door to the garden.

DINING/FAMILY ROOM
A dual aspect room with 3 secondary glazed windows to the front aspect and a further secondary glazed window to the side aspect, cast iron fireplace, exposed ceiling timbers, stairs leading up to the first floor landing.

LIVING ROOM
with a large Inglenook red brick fireplace, cast iron radiator, storage cupboard, secondary glazed window to the side aspect, door to the garden.

REAR LOBBY
with a large window, vinyl flooring.

SHOWER ROOM
with a low level WC, pedestal wash hand basin, tiled flooring, shower cubicle, tiled walls, secondary glazed window to the side aspect.

INNER LOBBY
with door leading to the stairs up to bedroom 3 on the first floor.

BEDROOM
A dual aspect room with secondary glazed windows to the rear and side aspects, 2 radiators, Inglenook fireplace with red quarry tiled hearth, exposed ceiling timbers, built-in wardrobe and a large walk-in wardrobe with a window.

FIRST FLOOR

BEDROOM 3
with a red brick chimney breast, radiator, storage cupboard, secondary glazed window to the rear aspect with window seat.

HALL
with doors leading through to;

BEDROOM 1
A dual aspect room with secondary glazed windows to both side aspects, radiator, cast iron radiator, high level door providing access to loft space, which has good head height and a window to the front (great potential for further useable space stp).

LANDING
(accessed via stairs in dining room)

BEDROOM 4/STUDY
with 2 secondary glazed windows to the front aspect, exposed ceiling timbers, radiator.

BATHROOM
with a low level WC, bidet, pedestal wash hand basin, side panel bath with shower over, tiled walls, exposed wall and ceiling timbers, inset spotlights, built-in airing cupboard housing the water cylinder, heated towel rail, secondary glazed window to the front aspect.

OUTSIDE
To the side of the property is a block paved driveway providing ample off-road parking leading to a detached cart lodge.

The cottage stands within almost 1 acre (sts) of beautifully tranquil and picturesque gardens featuring expansive lawns, flower bed borders, a large natural style pond and a selection of mature trees including, walnut, apple and pear trees. The fantastic garden is exceptionally private and peaceful with an array of established tree and hedgerow borders. Adjoining the property is a delightful patio seating area with a slate pathway.

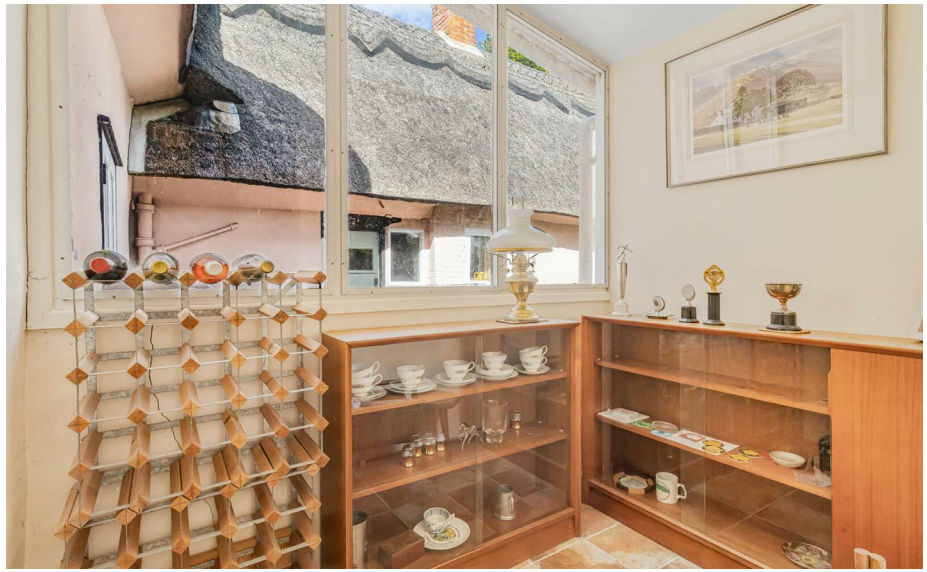
The size of the plot provides great potential for extension and development opportunities, subject to obtaining the relevant permissions.

DETACHED CART LODGE
with vaulted ceilings and large timbers, flint walls and a concreate base.

DETACHED TIMBER BUILT STORE
with power and light.

SALES AGENTS NOTES
1. Please note the property is Grade 2 Listed and located in a conservation area.
2. The full property construction is unknown however, does include timber frame and a thatch roof.

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



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Guide Price £645,000
Tenure - Freehold
Council Tax Band - G
Local Authority - West Suffolk

Approximate Gross Internal Area 2232 sq ft - 207 sq m
(Excluding Outbuilding)

Ground Floor Area 1488 sq ft – 138 sq m
First Floor Area 744 sq ft – 69 sq m
Outbuilding Area 161 sq ft – 15 sq m

Ground Floor Carport Outbuilding First Floor

PINK PLAN

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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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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