



High Street, Swaffham Prior, CB25 0LD

**CHEFFINS**



## High Street

Swaffham Prior,  
CB25 0LD

- Detached Grade II Listed cottage
- Numerous character features
- Scope for modernisation
- Private walled garden
- Garage & off-street parking
- Set in the heart of the village
- No onward chain

A charming Grade II Listed cottage dating back to the early 1800s, Priory Cottage was previously the home of Edwin Muir, a prominent poet and critic of the mid-twentieth century. The property retains a number of character features and enjoys an established walled garden with a garage and driveway.

4 1 3



**Offers In Excess Of £680,000**





## LOCATION

SWAFFHAM PRIOR is an attractive village lying 8 miles east of Cambridge and 5 miles west of Newmarket. There is a fine blend of both period and modern property and basic amenities, including a public house and a primary school. The nearest secondary school is in the village of Bottisham approximately 3 miles away.



## GROUND FLOOR

### ENTRANCE HALL

Solid timber entrance door, door to living/family room and opening to:

### DINING ROOM

A dual aspect room with original window to the front and window to the side. Inglenook fireplace with herringbone brickwork hearth and original wooden flooring. Door to the inner hallway.

### LIVING/FAMILY ROOM

A series of original windows to the front aspect, a stunning inglenook fireplace with herringbone brickwork hearth and wood burning stove, secondary redbrick fireplace with wooden mantle over, exposed wall and ceiling timbers and good sized storage cupboard. Door to the inner hallway and door to staircase leading to cellar.

### CELLAR

A good sized space with scope for conversion, subject to needs and relevant approval.

### INNER HALLWAY

Doors to adjoining rooms, access to the loft space, door providing access to the rear garden and staircase rising to the first floor.

### KITCHEN

A dual aspect room with two double glazed windows to the rear and double glazed window to the side. Fitted with a range of base units with work surface over and tiled splashbacks, stainless steel sink with mixer tap, space and plumbing for appliances and additional bespoke built-in storage.

### STUDY

Built-in storage and skylight window providing natural light.

### GUEST ROOM/BEDROOM 3

Double glazed window to the side aspect and redbrick fireplace (no longer in use).

### BATHROOM

Suite comprising panelled bath, low level WC and pedestal wash basin, part tiled walls and tiled flooring. Double glazed window to the rear aspect.

## FIRST FLOOR

### LANDING

Window to the rear aspect and beautiful original doors to adjoining rooms.

### BEDROOM 1

A dual aspect room with original windows to the front and side, exposed ceiling timbers, built-in wash basin and built-in 'Jack and Jill' style storage cupboard.

### BEDROOM 2

Sash window to the side aspect, built-in wash basin, built-in eaves storage, door to 'Jack and Jill' style storage cupboard and access to the loft space.

### BOX ROOM/BEDROOM 4

Original window to the rear aspect.

### WC

Comprising low level WC and window to the rear aspect.

### OUTSIDE

The property is set in a stunning location, overlooking Swaffham Prior's two churches. Double gated access leads to a driveway providing parking for several vehicles and access to the garage. Adjoining the rear of the property there is a gravelled terrace and an outdoor tap. A picket fence with gate leads to the established walled garden which is predominantly laid to lawn and planted with a variety of flowers and shrubs.

### GARAGE

Timber double doors providing vehicular access and an adjoining car port.

### SALES AGENTS NOTES

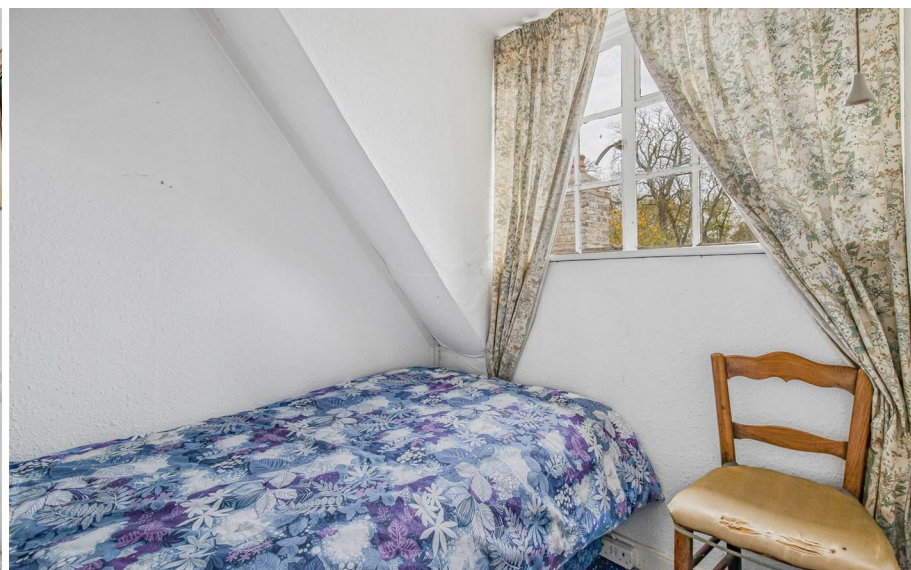
Please note the property is grade 2 listed and located in a conservation area.

The property is constructed using brick, lath and plaster wood frame with a tiled roof.

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









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Tenure - Freehold  
Council Tax Band - F  
Local Authority - East  
Cambridgeshire





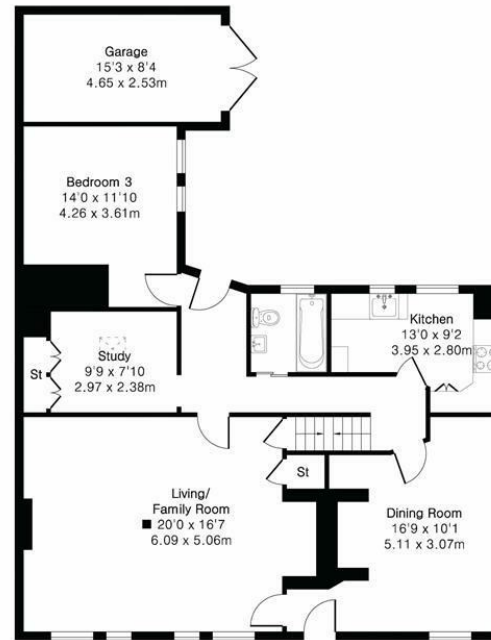




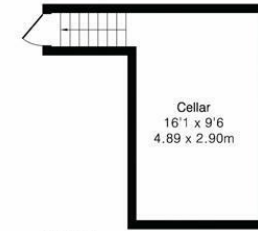


## Approximate Gross Internal Area 1896 sq ft - 177 sq m (Excluding Garage)

Cellar Area 170 sq ft – 16 sq m  
Ground Floor Area 1117 sq ft – 104 sq m  
First Floor Area 609 sq ft – 57 sq m  
Garage Area 127 sq ft – 12 sq m



Ground Floor



Cellar



First Floor



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.

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.

