



**55 Twentypence Road
Wilburton, Cambs**

**DAVID
BURR**



55 Twentypence Road, Wilburton, Cambs, CB6 3PU

Wilburton, a quaint Cambridgeshire Village, offers the perfect blend of tranquillity and accessibility. Situated just 5 miles from the historic city of Ely and a mere 10 miles from the vibrant hub of Cambridge, it effortlessly connects you to urban and rural experiences. With a mainline railway line connecting Ely to Cambridge and London, you're only an hour away from the heart of the capital.

Nestled on a country lane close to the village of Wilburton, this exquisite period cottage has undergone thoughtful extensions and improvements in recent years, seamlessly blending classic charm with contemporary comforts.

A delightful character cottage with generous accommodation and grounds of approximately 1.25 acres.

Step into the inviting entrance hall, where an elegant staircase beckons. The journey continues into the delightful dining room, adjoining a spacious, newly-fitted modern luxury kitchen/breakfast room. Revel in the abundance of worktop space, storage options, and a central breakfast bar that invites culinary creativity. The dining room flows seamlessly into the expansive sitting room, featuring a multi-fuel stove and patio doors connecting you to the garden.

Find solace in the charming conservatory, offering picturesque views over the patio and the extensive, sprawling garden beyond. The ground floor also boasts a versatile snug/ground floor bedroom, an ideal space for a quiet retreat, a study for productivity, and a convenient cloakroom with a WC.

Ascending the stairs, you'll discover a haven of rest in three generously sized double bedrooms. The largest among them enjoys the luxury of an ensuite shower room and patio doors providing panoramic views across the substantial garden. The pinnacle of modern design is unveiled in the recently modernised state-of-the-art bathroom. Here, a free-standing bath takes centre stage, accompanied by a spacious shower cubicle and an elegant hand basin.

Outside, the property stands on a picturesque garden spanning approximately 1.25 acres, enveloped by open fields and idyllic countryside views. The vast garden boasts a verdant grass paddock adorned with a variety of mature trees and shrubs. An intimate patio area sets the stage for tranquil moments, complemented by a specimen fish pond.

The meticulously designed grounds are also home to an assortment of sheds and outbuildings, including a brick-built garage/workshop complete with vehicular access.

Experience the seamless marriage of timeless character and modern luxury in this enchanting Wilburton cottage. Discover the perfect balance of features and lifestyle elements that this exceptional property has to offer. Contact us today to embark on this captivating journey.

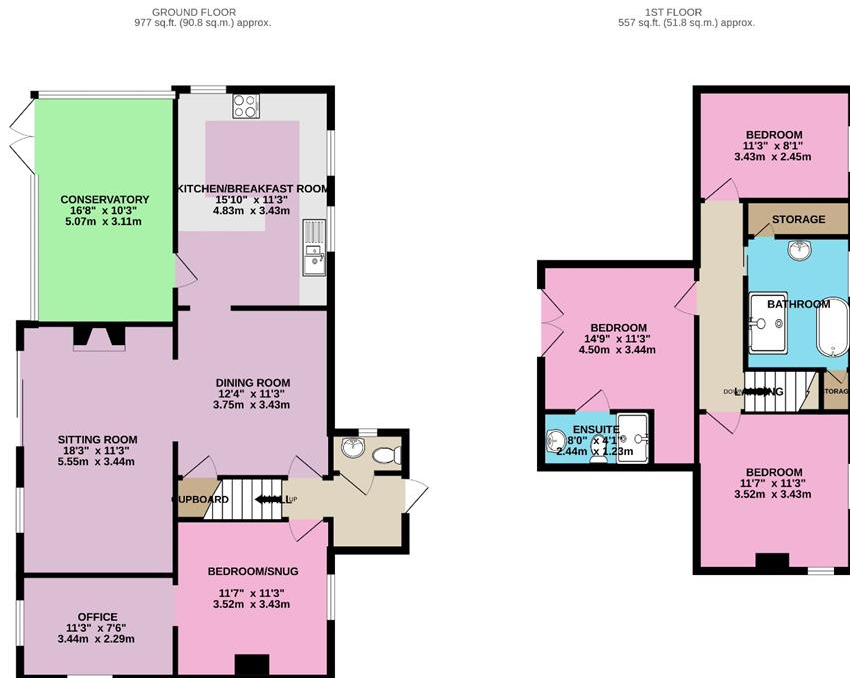
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SERVICES: Main water, drainage, electricity are connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Est Cambridgeshire District Council – Band E
EPC RATING: E

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



TOTAL FLOOR AREA - 1535 sq.ft. (142.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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