



**The Old Post Office
Reach, Cambridgeshire**

**DAVID
BURR**



The Old Post Office, 17 Fair Green, Reach, Cambridgeshire, CB25 0JD

Reach, previously known at 'Reche', is a small village and civil parish in East Cambridgeshire at the north end of Devil's Dyke. In days gone by, Reach had many pubs. Now only one remains, The Dyke's End. The village offers a captivating history involving the Anglo Saxons and Viking times and is now home to one of England's oldest festivals, the Reach Fair. Located less than 2 miles from the thriving and popular village of Burwell, just 11 miles from Cambridge and 7 miles from Newmarket.

The Old Post Office is a delightful, detached, Grade II listed property centrally situated in this sought after village. Offering a wealth of period features including exposed beams and four inglenook fireplaces. The property extends to approximately 1,650 sq. ft with the potential to convert the attached brick-built Barn and former Blacksmith's forge into living accommodation, which previously had planning permission granted.

A delightful, detached, Grade II listed property centrally situated in this sought after village. Offering a wealth of period features including exposed beams and four inglenook fireplaces.

Ground Floor

KITCHEN/DINING ROOM Farmhouse style fitted kitchen with a range of base level units under Marble and solid wood work tops, feature exposed brickwork, integrated oven, separate hob, space and plumbing for washing machine and dishwasher. Stainless steel sink unit with drainer and mixer tap over. Ample space for a dining table and chairs, with wood effect flooring, large old shop window to the front aspect and further windows to the side and rear aspects. Door leading through to:

SITTING ROOM Inglenook fireplace with exposed brickwork, exposed beams, windows to front and rear aspect.

STUDY Inglenook fireplace with exposed brickwork, exposed beams and stairs rising to the first floor. There is a concealed trapdoor under the stairs which gives access to the Cellar.

LOBBY With arched window and doors leading through to:

SHOWER ROOM With suite comprising shower enclosure, pedestal wash hand basin and low-level WC, part tiled walls with heated towel rail.

SUN ROOM With reclaimed chapel windows leading to the garden.

BEDROOM THREE With built in cupboards, window overlooking the garden

First Floor Landing

BEDROOM ONE Inglenook fireplace with exposed brickwork. Built in cupboards along one wall with window to the front aspect.

BEDROOM TWO Inglenook fireplace with exposed brickwork, built in cupboard, window to the front aspect.

BATHROOM With suite comprising panel bath with tiled splashbacks, pedestal wash hand basin and low-level WC, vinyl flooring, window overlooking the garden.

BARN Large brick and clunch built barn with the potential to convert into a number of uses (subject to planning consent) with timber double doors.

Outside

The property benefits from a parking area to the side with double timber gates leading through to a private walled rear garden with mature trees and shrubs.

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The rest of the garden is laid to lawn with dining areas and brick pathways.

AGENTS NOTE The property has previously had planning permission granted to convert the barn into further living accommodation over two floors which would increase the accommodation space to circa 3,300 sq. ft. Full plans can be found on East Cambs District Council website with the reference number of: 10/00638/FUL and listed building consent number – 10/00640/LBC.

SERVICES Mains drainage, Mains Water & Electricity, Oil fired central heating. None of these services have been tested by the agent.

EPC RATING:

LOCAL AUTHORITY: East Cambridgeshire District Council

COUNCIL TAX BAND E (£2,768.00 per annum).

WHAT3WORDS smooter.swooned.possibly.

CONSTRUCTION TYPE Clunch construction.

COMMUNICATION SERVICES (source Ofcom):

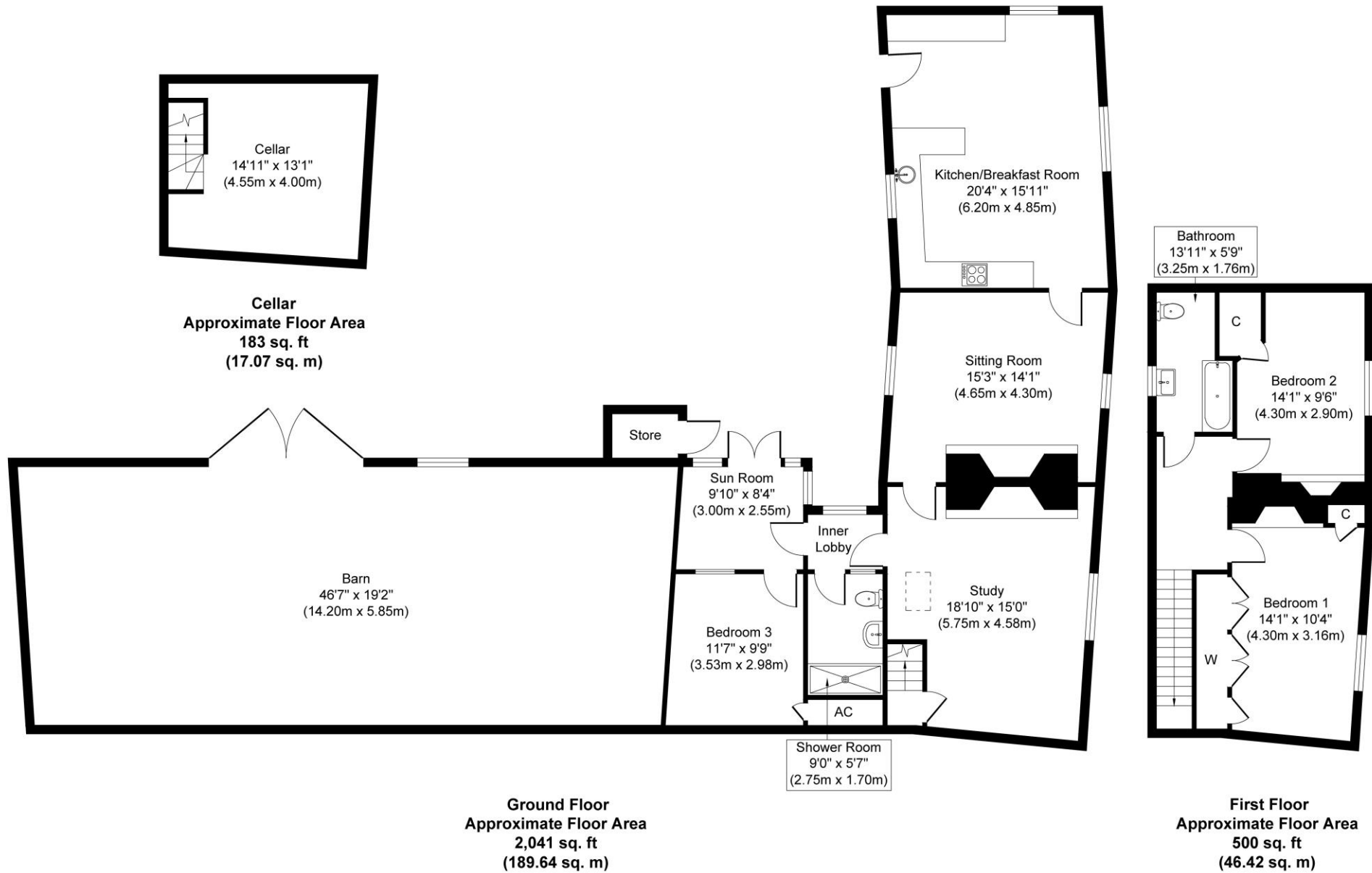
Broadband: Yes. Speed: Up to 930 mbps download, up to 930 mbps upload.

Phone Signal: Yes. Likely with all major providers.

VIEWING Strictly by appointment only through DAVID BURR

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