



High Street, Cottenham, Cambridge, CB24 8SA



pocock & shaw

Residential sales, lettings & management

Turfman House
30 High Street
Cottenham
Cambridge
CB24 8SA

Turfman House, dates back to 1750 and has a grade 2 listing. Having been extensively refurbished in recent years to retain the original character whilst now offering uncompromised accommodation to suit modern day expectations. Set in beautiful grounds of 1 1/4 acres, with paddock and stabling.

- Entrance lobby, cloakroom with WC
- Sitting room with inglenook fireplace and wood burning stove
- Dining room
- family room with gas stove
- Lovely fitted kitchen family room
- Four bedrooms with En-suite bathroom to master bedroom
- First floor bathroom
- 1 1/4 acre plot
- Oak framed triple garage
- Paddock with timber stable

Offers around £650,000



This beautifully restored period home is located in the heart of the sought after village of Cottenham, 7 miles north of the historic City of Cambridge. Of traditional timber frame construction set under a thatched roof which had the ridge replaced in 2019. Accommodation is extremely spacious and versatile, being in excellent order throughout. With three well proportioned reception rooms, and an impressive extended family room/kitchen to the rear overlooking the gardens. Set on a plot approaching 1 1/4 acres, including a lower paddock area with timber stabling, and oak framed triple garage. The village hosts a wide range of shops and amenities, along with a primary school and village college all of which are a short walk away.

ENTRANCE LOBBY Sealed brick floor, radiator, door to:

SITTING ROOM 13' 1" x 12' 9" (3.99m x 3.89m) Sash window to front, stairs rising to the first floor, stripped and sealed oak floor, feature inglenook fireplace with oak mantle and stone hearth, wood burning stove, radiator. Door to:

DINING ROOM 13' 7" x 12' (4.14m x 3.66m) Sash window to front, radiator, stripped and sealed wood floor. Victorian style open fireplace, with stone hearth and pine surround and mantle. Feature listed original double corner unit.

FAMILY ROOM 13' 8" x 13' 7" (4.17m x 4.14m) Sash window to the front, stripped and sealed wood flooring, feature exposed brick fireplace, fitted Morso gas stove and radiator. Door to stairs rising to first floor bedroom three, with cupboard beneath, double French doors to the rear garden. Wall light points.

REAR LOBBY 6' x 4' 9" (1.83m x 1.45m) Sealed brick floor, radiator, door opening to rear patio, door to :

CLOAKROOM Fitted suite with wall mounted wash basin, close coupled WC and floor standing gas fired combi boiler for domestic hot water and heating Via radiators. Window to side. Sealed brick floor.

KITCHEN FAMILY ROOM 18' 10" x 13' 3" (5.74m x 4.04m) A light and airy room looking onto the patio and rear garden, fitted range of Oak units set under oak

block work surface, with inset one a half bowl stainless steel sink unit, mixer tap, double base unit and space and plumbing for washing machine and dishwasher. Full height larder pantry unit with integrated fridge freezer. Central island unit with fitted base units set under oak block surface, further expanse of matching oak work surface to opposing wall with inset gas hob, stainless steel canopy extractor, double eye level oven. Matching range of wall mounted cupboards. Attractive limestone flooring, double French doors to rear and also to the side aspect. recessed spotlights to ceiling two radiators.

FIRST FLOOR MAIN LANDING Built in storage cupboards, double step to:

MASTER BEDROOM 11' 8" x 10' 5" (3.56m x 3.18m) Window to side, radiator, fitted double wardrobes to ceiling pitch, double doors to:

EN-SUITE BATHROOM Fitted white suite, pedestal wash basin, close coupled WC and bath with tiled surround, fitted mixer tap and shower attachment, part ceramic tiling to walls, and floor, window to rear, radiator.

BEDROOM TWO 12' 11" x 12' 11" (3.94m x 3.94m) Window to front, two radiators, exposed timber ceiling beams, wall light points.

FAMILY BATHROOM 8'0" x 6'11" (2.44 x 2.12m) Wood panelled bath with shower over, close coupled WC, pedestal wash basin, part tiled and wood panelled wall, radiator.

BEDROOM FOUR 9' 9" x 6' 9" (2.97m x 2.06m) Window to front, exposed ceiling timber beams, built in wardrobe, radiator.

BEDROOM THREE 17' 2" x 13' 4" (5.23m x 4.06m) Accessed by separate stair case from Family room. Stripped and sealed oak flooring sash window to side and window to rear, exposed timber ceiling beams. Two radiators.

OUTSIDE Pedestrian access to the side of the house, leading to patio. The gardens extend to around 1 1/4 acres, offering a high degree of privacy and seclusion, laid out in various formal and less formal areas. Large



patio area, with further graveled breakfast patio. Formal boxed hedge garden. Large central lawn area, with a number of mature tree's shrubs and bushes. raised growing beds. Numerous fruit trees including apple, pear, blackberry and damson. Lower paddock, with post and rail fencing. Timber stable building with water supply.

DRIVEWAY Running the full length of the plot, with street access via a right of way over the driveway to the side of 28 High Street leading to:

TRIPLE OAK FRAMED GARAGE 28' x 19' (8.53m x 5.79m) Double garage area, with two double timber doors, power and light connected, single bay with double timber doors.

EPC EXEMPT

SERVICES All mains are connected

TENURE Freehold

VIEWING By prior appointment with Pocock and Shaw



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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Ground Floor

Approx. 82.9 sq. metres (892.1 sq. feet)



First Floor

Approx. 73.9 sq. metres (795.6 sq. feet)

