



106 sqm / 1143 sqft

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Potential for off road parking

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175 sqm / 0.04 acre

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1867

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End terrace cottage

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EPC - E / 42

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2 bed, 1 recep, 2 bath

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Council tax band - C

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The Terrace

An attractive and thoughtfully extended, double fronted Victorian cottage, set in a quiet village location, with a private, south facing rear garden and a car port. The property has scope to easily convert the first floor study area to provide a third bedroom if required.



Guide Price  
£325,000



The property is bright and deceptively spacious, having been carefully extended to the side to provide a bedroom over the car port and a further living room has been added on the ground floor with views over the garden. The owners have also installed solar thermal panels, which heats a thermal store, which in turn feeds both the central heating and hot water taps.

Approached under the carport, the main entrance door opens into the garden room, which has double doors leading to the garden and lovely views over it. This room could be used for a multitude of purposes, from a playroom to a home office, or simply as a sitting room. The current owners have also occasionally used it as a bedroom for guests.

The adjacent kitchen / breakfast room is fitted with a range of cabinets set above and below working surfaces and there is space for a cooker, dishwasher, and a large fridge freezer as well as a dining table and chairs. There is a small lobby off the kitchen, which leads to the bathroom and this is fitted with a shallow bath tub with shower over, vanity unit with hand-basin and concealed cistern w.c. It also benefits from underfloor heating.

To the front of the property, there is a generously proportioned sitting / dining room, with windows set either side of the original front door and a pretty, exposed brick fireplace fitted with a log burner. The room is nicely proportioned

and has plenty of space to have sitting, dining and a study areas.

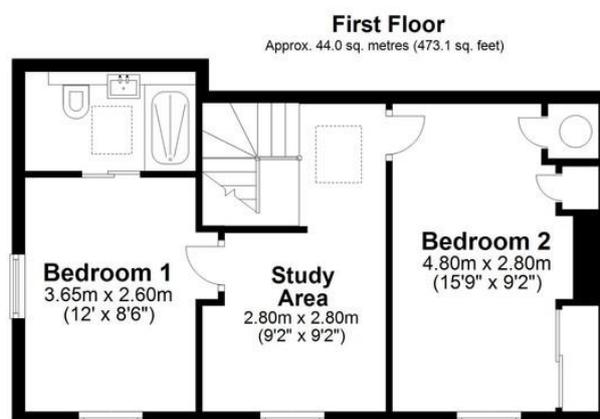
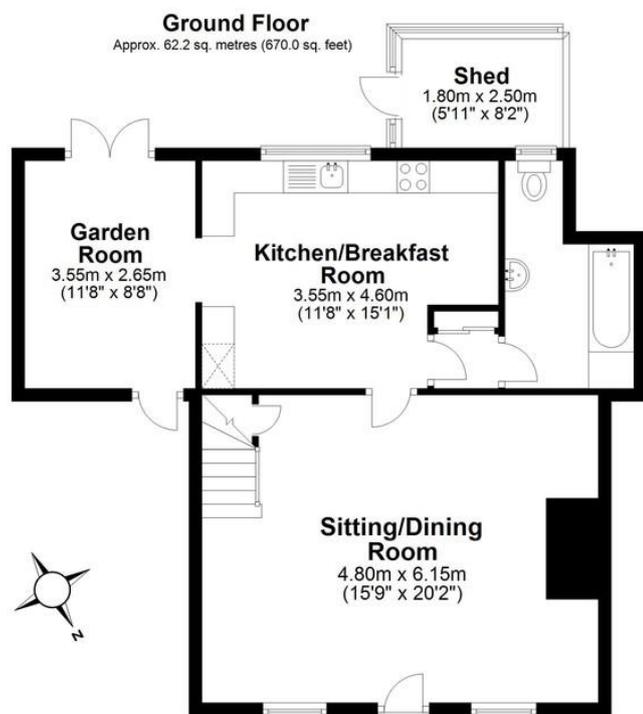
On the first floor, a roof light over the staircase provides lots of natural light. The landing/ study area is of a size where it could easily be partitioned to provide a third bedroom if required. The property currently has two double bedrooms, one in the original part of the building which is very generously proportioned and has a pretty fireplace, two built in cupboards and a fitted wardrobe. The other is again a double and this has an en-suite shower room with a large shower enclosure, concealed cistern w.c., vanity unit with a hand-basin over and underfloor heating.

Outside, there is a private, south facing garden, which is laid to lawn with a terrace adjacent to the house and there are shrub beds and a shed. There is also a gate giving pedestrian access from the front of the house into the rear garden. A log store can be found in the car port. The owners have parked under their car port during their ownership, however the kerb has not been officially dropped.



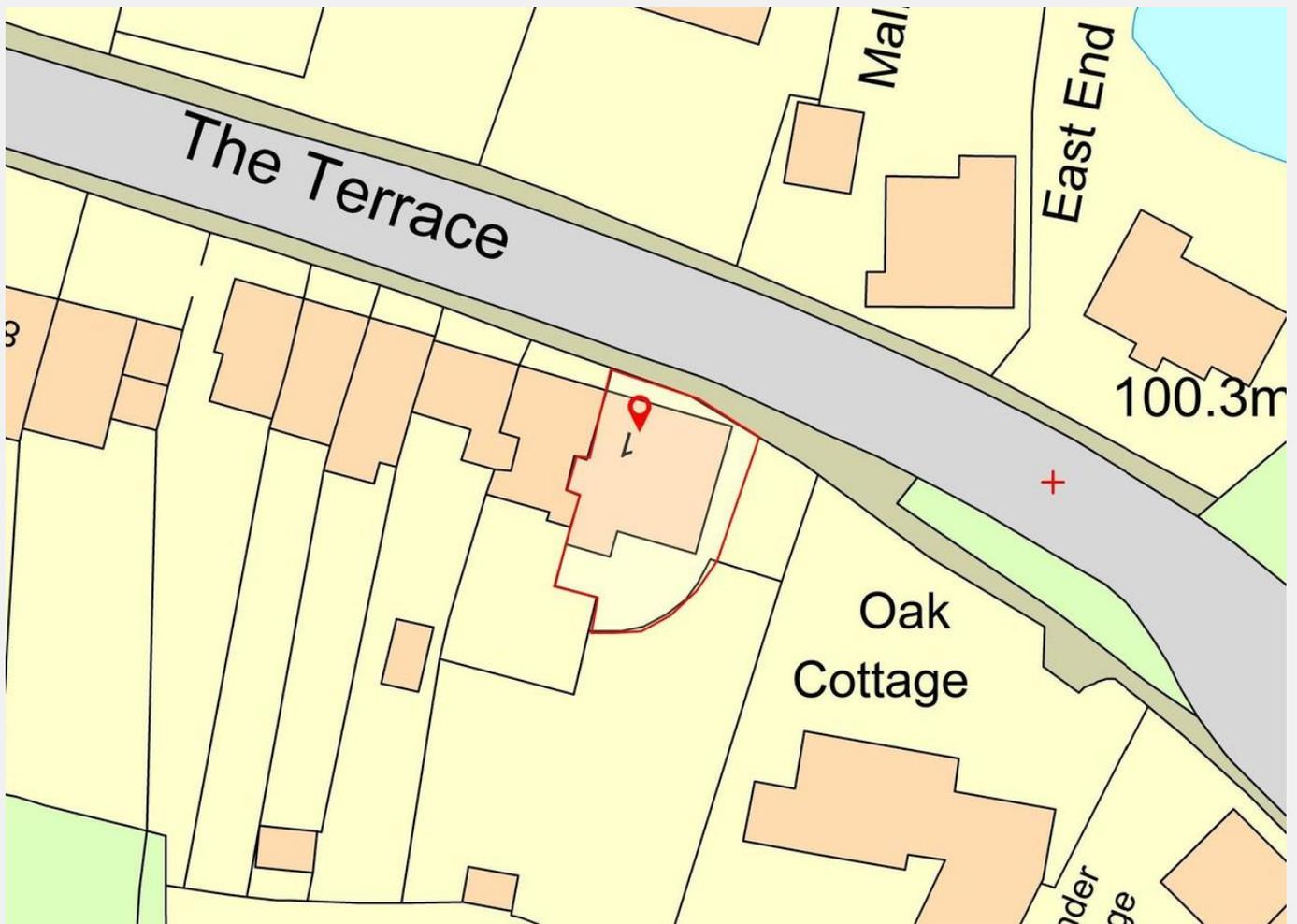
Ground Floor:  
62.2 sqm / 670.0 sqft

First Floor:  
44.0 sqm / 473.1 sqft



Total area: approx. 106.2 sq. metres (1143.1 sq. feet)

Total area:  
Approx. 106 sqm  
(1,143 sqft)



Horseheath is a small South Cambridgeshire village set within lovely rolling countryside. The village benefits from a public house, a post office, a Parish Church and a village hall, which holds various events and classes throughout the year.

A wider range of facilities including a variety of shops, pubs and a doctors' surgery are available in Linton (4 miles) and the market town of Haverhill is also just 3 miles away.

The village is convenient for the commuter with excellent road links and there is a regular bus service to Haverhill and Cambridge. The village has an active cricket club, and there are lots of lovely walks to enjoy close-by.

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