



ORCHARD HOUSE, STATION ROAD, FULBOURN



Guide Price: £995,000

Orchard House is an idyllic Grade II Listed, 17th Century home in the village of Fulbourn. The property is just over 2000sqft, occupying approximately one acre of mature garden.

Features

- ✓ Garage/Workshop
- ✓ Off-Street Parking
- ✓ Ancient Orchard
- ✓ Village Location
- ✓ Generous Plot with approx 1 Acre of Garden



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EXCLUSIVE NEW LISTING

A character, period property c.1640

Orchard House is a unique and charming home located in the picturesque village of Fulbourn. The property offers spacious accommodation with an extensive mature rear garden featuring an 'Ancient Orchard', with about 12 fruit trees, mostly apple. The house offers a wealth of character such as the exposed timber beams which feature throughout, the inglenook fireplace in the dining room and a rustic open fireplace in the family room.

There is planning permission to relocate the kitchen to the rear extension, creating a study/ fifth bedroom with ensuite to the existing kitchen area.

The new, custom made Accoya wood front door takes you into a small entrance area with the kitchen on the right and the dining room on the left.

KITCHEN: 12' 10 x 10' 6 (3.91m x 3.20m) with **BREAKFAST AREA:** 9'11 X 5'3 (3.03m x 1.60m) Rustic kitchen with the main focal point being the AGA with brick surround. Range of base units with inset stainless steel sink and window to side aspect above.

UTILITY: 5'11 X 9'5 (1.80m x 2.88m) Pantry and utility area with generous kitchen storage and shelving, plumbing for washing machine, window to side aspect and skylight.

DINING ROOM: 17' 8 x 15' 9 (5.39m x 4.79m) Large dining area with feature inglenook fireplace and stairs leading to the original first floor of the house. Windows to front and rear aspect.

FAMILY ROOM: 12' 11 x 15' 9 (3.94m x 4.79m) Feature fireplace with windows to front and rear aspect.

HALLWAY: Bright and airy hallway with two windows and door to the courtyard and rear garden. Leading to the extended part of the house.

LIVING ROOM: 16'10 X 26'2 (5.14m x 7.97m) A superb and extensive reception room with brick surround to a gas fireplace. French doors to the courtyard.

SHOWER ROOM: Wet room with quarry tiled flooring, WC and wash basin. With skylight.

FIRST FLOOR

LANDING: Landing with window to front aspect with storage in the eaves.

PRINCIPLE BEDROOM: 12' 7 x 15' 4 (3.83m x 4.68m) Beautiful Principal bedroom with built-in storage, windows to rear and side aspect. Storage in the eaves.

BATHROOM: Modern Farmhouse Style Bathroom with bathtub, wash basin with vanity unit and WC.

SEPARATE STAIRCASE LEADING TO:

BEDROOM TWO: 13' 7 x 15' 9 (4.14m x 4.79m) Double Bedroom with windows to front and rear aspect.

BEDROOM THREE: 12' 11 x 15' 9 (3.94m x 4.79m) Double Bedroom with windows to side and rear aspect.

BEDROOM FOUR: 13'9 x 15' 9 (4.18m x 4.79m) Double Bedroom with windows to side and rear aspect.

All but a few smaller windows of the property have been replaced in recent years incorporating custom-made Accoya wood double-glazed sealed units. The exterior of the property is due to be painted in April.

OUTSIDE

The front garden is brick paved offering ample off-street parking with an established hedgerow and beautiful willow tree. The large mature rear garden extends to about an acre. Private courtyard, ideal for outdoor entertaining and alfresco dining. Range of former outbuildings.

Garage/Workshop: A good-sized garage/workshop accessed from the courtyard through double doors and a small reclaimed gothic church door at the rear. Supplied with three-phase electricity.

Fulbourn

The village of Fulbourn is 2 miles east of Cambridge city and has a mixture of local shops and amenities on the bustling high street. These include a Co-op convenience store, family run butchers, fruit and veg shop, hairdressers, Beauty Salon with gift Shop, Eco Bee children and eco-product shop, cafe, Stir bakery, antique shop, piano shop, used-car forecourt and takeaways. There are 3 pubs serving the village, The Six Bells, The White Hart and finally The Hat & Rabbit. There is also a Village Library located on Haggis Gap. Fulbourn Health Centre is also located on Haggis Gap. This vivacious village is an attractive destination with a distinct community feeling and reminiscent of a classic English village. Fantastic position to the city centre but with all the benefits of being in a popular and idyllic location.

Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long walks and enjoying the wildlife in the Fen. Furthermore, The Fulbourn Greenway will be an active travel route to make it easier for walkers, cyclists and horse riders to travel from Fulbourn into Cambridge.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

SIZE: 2002 SQFT
TENURE: FREEHOLD
EPC BAND: EXEMPT
COUNCIL TAX BAND: F
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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