



44-46 HIGH STREET,
BALSHAM



Guide Price: £1,400,000

Two impressive detached properties that have been extensively restored and renovated with a creative mix of original and contemporary finishes. In total offering, 8 bedrooms, 6 bathrooms and 5 reception rooms all in its own walled grounds.



Features

- ✓ Character Features
- ✓ Rare Opportunity
- ✓ Two Detached Properties
- ✓ Four Ensuites
- ✓ Feature Cellar
- ✓ Beautiful Walled Garden

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“ The first floor comprises three superb bedrooms with ensuites along with a family bathroom. Second floor has two further double bedrooms and a study/playroom ”









“ This fabulous coach house offers 3 bedrooms, one with its own walk-in dressing room and ensuite, family bathroom, immaculately presented kitchen, spacious living/dining room and an integral garage. ”





NEW LISTING

An Exceptional Grade II Listed Family Home

Stunning restored Grade II Listed former Public House creating a substantial five bed/three ensuite property with a creative mix of original and contemporary finishes. Incorporating the original beams, beautiful brick archway entrance, exposed fireplaces, along with contemporary feature glass floor door looking into the original cellar and glass walls creating a more open feel and distinctive look. Underfloor heating to the Ground floor.

The property has been superbly renovated throughout and has been future-proofed for decades to come. Intruder Alarm and Heating Controls that can both be remotely monitored and controlled. The property benefits from new damp-proofing, majority of wooden windows have been replaced, and the exterior of the property has been re-rendered.

There is also a large 3 bedroom detached house in the grounds of this property, which will be offered separately, although can be purchased together. Please ask the agent for further details.

The charm of this fabulous Grade II Listed property is evident from the moment you enter, with sympathetic renovations, this property is ready to move in to. Formerly the White Lion, dating back to the late 17th Century.

As you enter through a fabulous large wooden door, you are welcomed by a beautiful original brick archway, with new glass panels showing off the reception rooms to either side.

Reception Room 1: Feature fireplace with dual aspect windows, feature glass panel with view to hallway.

Reception Room 2: Fantastic feature room with glass access floor leading into the cellar, with original steps down, new sash window to front aspect, with a further two feature glass panels to the entrance and walkway.

Reception Room 3: The largest of the three ground floor reception rooms with feature fireplace, new sash windows including a bay seat window to front aspect.

Basement: Glass access floor with timber steps. Potential wine cellar and great unique feature to this stunning house.

Boot Room: Great room with new external side door and ample room for storage.

Cloakroom: WC with wash basin and towel rail, tiled flooring, window to rear aspect.

Utility Room: Good size room with range of base units and space for a washing machine.

Kitchen/Diner: Fabulous large newly fitted kitchen with central island, granite worktops, integral high end appliances, part vaulted ceiling with roof lights, pair of newly fitted French doors leading

First Floor

Feature landing area, with glass balustrade, decorative lighting, sash window to rear aspect, doors leading to:

Bedroom 1: Principal bedroom with sash window to front aspect, door leading to a large ensuite shower room. Ensuite: Large shower cubicle, WC, wash basin with vanity unit, tiled flooring. Windows to rear aspect.

Bedroom 2: Double bedroom with built in storage, sash window to front aspect, door leading to ensuite shower room with good size shower cubicle, WC and wash basin, tiled flooring.

Bedroom 3: Double bedroom with built in in storage, separate shower room, WC and wash basin. Sash window to front aspect, feature fireplace.

Family Bathroom: with free standing bathtub, shower WC and wash basin with vanity unit, window to rear aspect.

Second Floor

Two further double bedrooms, with dormer windows to the front aspect, one of them extending into an ideal study/play area.

Outside

Feature walled frontage with opening into gravelled driveway, steps onto the lawn. Large terraced area with pathway that takes you to the side gate at the front. External Power and Water and lighting to garden and parking area.

Balsham

Balsham is a picturesque South East Cambridgeshire Village, local amenities include Post Office, Coffee Shop and 2 public houses, The Bell Inn and The Black Bull Inn. The village lies 10 miles South-East of Cambridge City and has good access to A11/M11 and in to Cambridge. Within the village community, there is a regular Friday Afternoon walking group who cover 3 to 5 miles each time. There are also allotments available for free to those living in the Parish.

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.



Within the grounds of this beautiful Grade II listed former public house is a large 3-bedroom detached Coach House. This property has been renovated to an extremely high standard, consisting of 3 bedrooms, one with a walk-in dressing area and beautifully presented en-suite shower room. Further good size double bedroom, large living/dining room with feature log burner. Newley fitted Kitchen, new flooring throughout, ground floor WC with utility room. Integral garage.

Ground Floor

As you enter on the right through the hallway takes you through to the ground floor WC, Utility room and storage, on the right takes you through:

Living Room/Dining Room: Good size room with dual aspect windows, feature log burner, door leading to:

Kitchen: Immaculately presented kitchen, with range of wall and base units, integral appliances, granite work tops, French doors to the side aspect with window to the front aspect.

First Floor

Bedroom 1: Superb main bedroom with walk-in dressing area that leads to a fabulous large shower room, with shower cubicle, WC and wash basin. 2 windows to the front aspect.

Bedroom 2: Further double bedroom with window to front aspect.

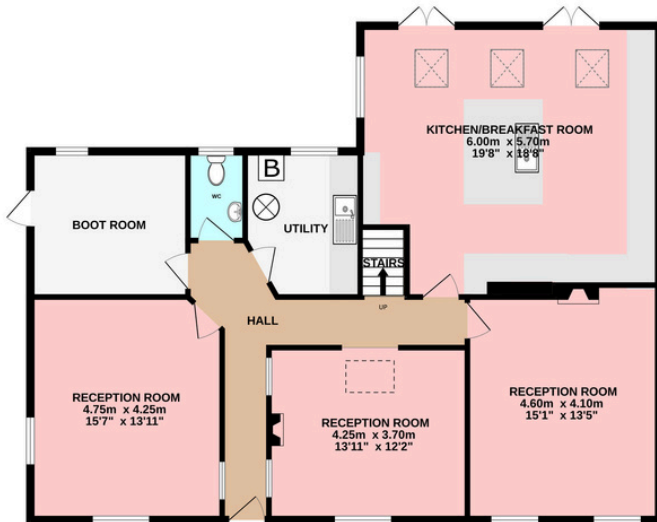
Bedroom 3: with window to rear aspect.

Bathroom: Large beautifully presented shower room with WC and wash basin with vanity units, window to front aspect.

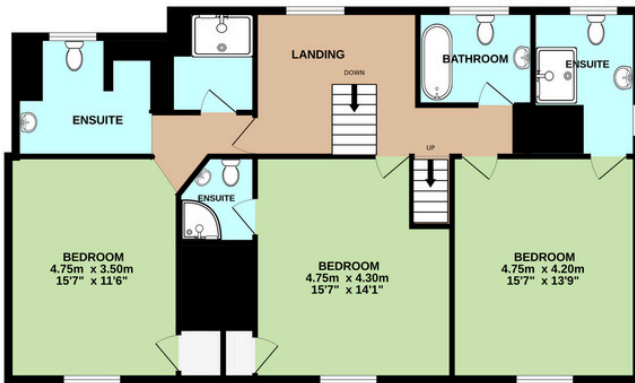
Outside

This property has an integral garage, with a large terraced area at the back of the property. Whilst this is being offered as part of the main building, it is completely independent with water/drains electricity supply and its own Oil Tank.

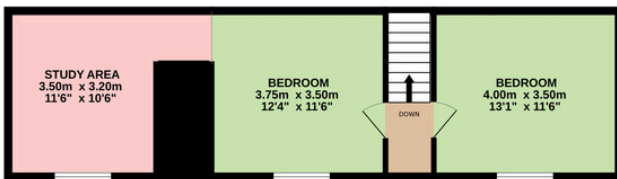
GROUND FLOOR
122.0 sq.m. (1313 sq.ft.) approx.



1ST FLOOR
97.0 sq.m. (1044 sq.ft.) approx.



2ND FLOOR
44.0 sq.m. (474 sq.ft.) approx.

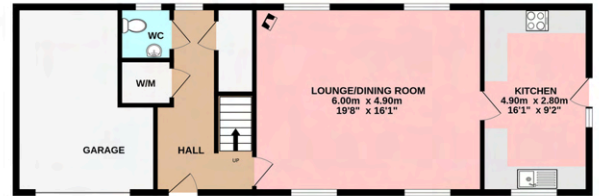


TOTAL FLOOR AREA: 263.0 sq.m. (2831 sq.ft.) approx.

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 as to their operability or efficiency can be given.

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GROUND FLOOR
73.8 sq.m. (794 sq.ft.) approx.



1ST FLOOR
60.0 sq.m. (646 sq.ft.) approx.



TOTAL FLOOR AREA: 133.8 sq.m. (1441 sq.ft.) approx.

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TOTAL SIZE: MAIN HOUSE: 2831 SQFT AND COACH HOUSE: 1441 SQFT
TENURE: FREEHOLD
EPC BAND: EXEMPT (GRADE II LISTED)
COUNCIL TAX BAND: G AND COACH HOUSE: A
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

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