












Lordship Cottage

2 High Street, Swaffham Bulbeck, Cambridge

Grade II listed property with modern extension and large garden.

Lordship Cottage is a delightful extended Grade II listed property in 0.4 acres. Offering four bedrooms with two bathrooms and separate wc, the property has three reception rooms and a fantastic vaulted kitchen, separate games room and office.

	3 RECEPTION ROOMS		4 BEDROOMS		2 BATHROOMS
	GATED DRIVEWAY		0.4 ACRES		ANNEX/ GAMESROOM
	VILLAGE		3959 SQ FT		GUIDE PRICE £1,400,000



The property

Constructed during the 13th Century and formally the Chapel to the nearby Manor, Lordship Cottage is a delightful Grade II listed property, offering spacious four bedroomed extended accommodation arranged over three floors. This property has been fully restored by current owners for modern living and energy efficiency whilst retaining the historic character of the building.

A central entrance hall provides access the cloakroom, to the majority of the ground floor rooms and has stairs to the first floor. The dining room is located to the left aspect and has a feature inglenook fireplace with bressummer beam. Beyond is the impressive drawing room with windows to side aspects and a full range of glazed doors to the far gable end with views across the gardens. Opposite is an exposed clunch wall. Returning to the entrance hall and immediately opposite is the music room with cast iron fireplace. To the rear and of note is the tremendous, vaulted kitchen/breakfast room with access to the rear terrace and garden. Fitted with a substantial range of Siematic

soft close cabinets and drawers and laminam surfaces, it includes a large island unit. This incorporates a range of integrated Gaggenau appliances including twin ovens, a steam oven, a bean to cup coffee machine and a zoneless induction hob with extractor fan. Also included is a pair of dishwashers, a full height refrigerator and a seperate full height freezer, twin zone wine cooler and Zip boiling & sparkling water tap. To the front aspect a door leads to the utility room fitted with shelving and bench seating and plumbing for a washing machine/ dryer. At the rear of the kitchen there is a wet room.

The first-floor landing has a linen cupboard and two double bedrooms, one having its own adjoining dressing room. Of note here is the historic leaded arched window and copper & nickel slipper bath, floor mounted mixer taps and a separate walk-in shower. The second floor has two large bedrooms with vaulted ceilings.



Outside

The mature grounds which are mainly laid to lawn extend to approximately 0.4 acres and approached via a gated drive with electronic timber gates. A gravelled drive provides parking for several cars and within the grounds is a detached weatherboarded office and a substantial games room. The front of the house is approached via a stone path with adjacent raised flower beds with wrought iron railings, and a paved terrace is located beside the kitchen and outdoor kitchen area, ideal for entertaining. The defined boundaries are hedged and fenced and have external lighting. There is also outside water and electricity supplied.

Location

Swaffham Bulbeck is an attractive village ideally placed less than 10 miles from the university city of Cambridge and just over 6 miles from the historic horse racing town of Newmarket. For commuters there is convenient access to the A14 which interconnects to the M11 motorway to London and the A11 to the east. Cambridge and Whittlesford Parkway offer direct rail lines into London, with Cambridge

North Station and the fastest trains taking under one hour. Swaffham Bulbeck is a popular village and is particularly well known for its high level of attractive and listed houses. The village has a highly regarded Church of England primary school with secondary schooling at Bottisham Village College. In the neighbouring village of Lode is Anglesey Abbey National Trust with a garden centre, coffee shop/restaurant and some fantastic walks. The village facilities include; post office and convenience store, public house (Black Horse Inn), recreation ground with children's play park and a fine church. Along with the comprehensive amenities in Cambridge, the nearby village of Burwell has an extensive range of facilities boasting three convenience stores, three public houses offering excellent dining options, takeaways, bakery, a post office, doctors surgery, pharmacy, dentist, opticians, hairdressers and barber shop, petrol station and delightful artisan coffee shop. Newmarket provides another great range of amenities including schools, shops, supermarkets, hotels, restaurants, and leisure facilities including health clubs, a swimming pool and golf club.



Nearby Stations

- Cambridge North Train Station 8 miles
- Cambridge Main Train Station 8.6 miles
- Newmarket Train Station 6.8 miles

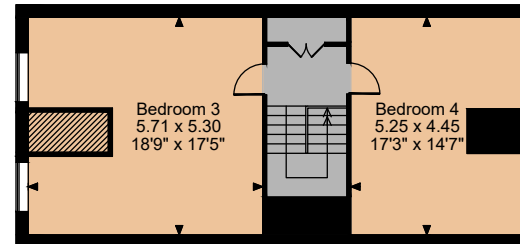
Key Locations

- Stansted Airport 33.7 miles
- Newmarket 6.6 miles
- Cambridge 8.4 miles
- Anglesey Abbey 1.6 miles

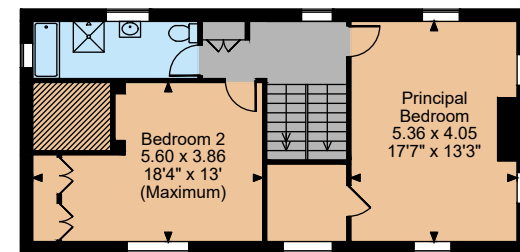
Nearby Schools

- Swaffham Bulbeck Primary School 0.1 miles
- Bottisham Village Collage 1.8 miles





Second Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 3,484 sq ft (324 sq m)
Outbuildings internal area 475 sq ft (44 sq m)
Total internal area 3,959 sq ft (368 sq m)
For identification purposes only.

Directions

CB25 0HP

///what3words

General

Local Authority: East Cambridgeshire

Services: Mains drainage, water and electricity. Oil central heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

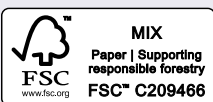
EPC Rating: E

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