



Sun Hill, Royston, Hertfordshire

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Sun Hill Cottage

3 Sun Hill

Royston

SG8 9AU

A unique and considerable Grade II listed residence with a converted barn and gardens in popular Royston

Royston Station 1.1 miles (London Kings Cross 37 mins), M11 (J10) 8.6 miles, Cambridge 13.2 miles

Main home: Entrance hall | Sitting room
Drawing room | Kitchen | Dining room | Cellar
Cloakroom | Principal bedroom with en suite
bathroom | 4 Further bedrooms | Family
bathroom | Shower room | Garden | Summer
house | Grade II listed

The Barn: Cloakroom | Sitting area | Kitchen
3 Bedrooms | Family bathroom | Terrace
Seperate parking to main house

The property

3 Sun Hill is a charming town centre Grade II listed home offering over 2,700 sq. ft. of versatile and character-filled accommodation across three floors. The oak framed, heavily beamed 17th century former public house has a beautifully converted two-storey brick and flint barn offering adaptable additional accommodation.

A welcoming entrance hall opens to the expansive double-aspect sitting room with feature fireplace. Adjacent is an oak-floored formal dining room with a striking inglenook fireplace housing a log-burning stove. Stairways flow down to the converted cellar below and rise to the spacious first-floor level. The bright kitchen comprises a range of in-keeping wooden wall and base cabinetry with black granite worksurfaces, a butler sink and range cooker with a five-ring gas hob. Completing the ground floor is a cloakroom and a four-piece family bathroom.

On the first floor, the landing flows into a generous drawing room with a glazed room divider, circular window and wide French doors opening to the south-westerly terrace. The adjacent bedroom also enjoys double doors to the terrace and a shower room alongside, with the principal suite also benefitting from its own en suite bathroom. Three further pleasing and well-proportioned bedrooms conclude the floor, one with a substantial walk-in wardrobe.

Outside

The home benefits from a well-sized private plot with a private garden enclosed via fencing and mature trees and shrubs. There is a tarmac driveway to the front of the property and a large paved south-westerly facing terrace followed by a level lawned garden with a timber-built summer house. An herbaceous border divides the private sun terrace of the detached barn conversion, with its airy open-plan ground floor with stylish contemporary kitchen, utility area and dining/sitting room space. Also on the ground floor is one of three bedrooms, with the second floor housing a family bathroom between two further bedrooms.

Location

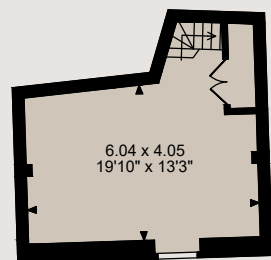
The property lies within a Conservation Area with the traditional and historic market town of Royston, which benefits from a wealth of lush green spaces and a plethora of amenities, including a station with rail services into Cambridge and London's Kings Cross. There are a range of shops, supermarkets, banks, eateries and public houses, along with a library, comprehensive recreational amenities, schools and doctor's and dentist's surgeries. For the commuter, there are excellent road links to the M11 (Stansted Airport, London, M25 and A14 north) and to the city of Cambridge and the A1 (north and south) via the A10 and A505.



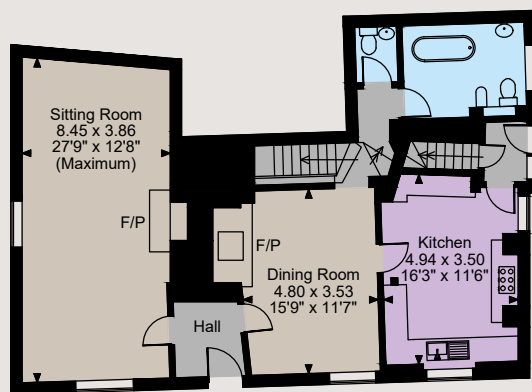
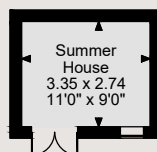




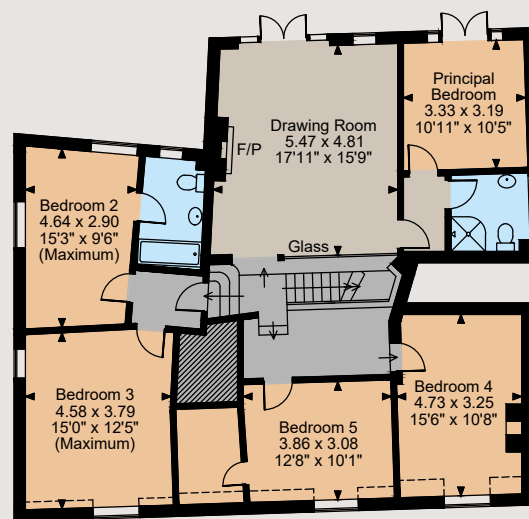
Floorplans
House internal area 2760 sq ft (256 sq m)
The Barn internal area 792 sq ft (74 sq m)
For identification purposes only.



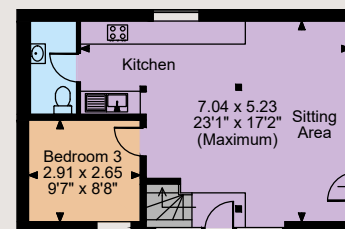
Cellar



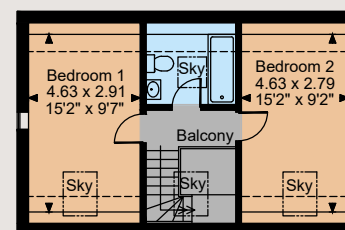
Ground Floor



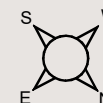
First Floor



The Barn Ground Floor



The Barn First Floor



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

□ □ □ □ Denotes restricted head height

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Directions

From Cambridge head south-west, taking the A1134 and A1309 to the A10 and proceeding for just under 10 miles. Take the third exit at the roundabout onto Melbourn Street and turn left onto Briary Street. After 0.3 miles, turn left again onto Sun Hill, where the property will be on the left.

General

Local Authority: North Hertfordshire District Council

Services: Mains water, drainage, gas and electricity

Council Tax: Band F

Tenure: Freehold

Guide Price: £900,000

Cambridge

66-68 Hills Road, Cambridge CB2 1LA

01223 459 500

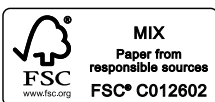
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