



## Victorian gem in the heart of the village

1 Market Lane, Linton, Cambridge CB21 4HU

Freehold





Wide hall with stained glass windows • Large kitchen/ dining living room overlooking the garden • Elegant reception rooms • Potential annexe/studio • Centre of popular South Cambs village • Further potential

**Local information**

•Linton is a popular, thriving village with excellent everyday facilities including the very popular Linton Kitchen, 2 bakeries, a Co-op general store, a number of pubs, Indian restaurant and a newsagent/post office. There is also a primary school and the well regarded Linton Village College which has a leisure centre.

• The medieval market town of Saffron Walden, 6.5 miles away has a wider range of shopping and recreational facilities

• The university city of Cambridge is 10.6 miles to the north west with comprehensive shopping recreational and cultural facilities.

• There are independent schools in Saffron Walden and a full range of renowned schools for all ages in Cambridge.

• For the commuter the A1307 leads west to the A11 at Fourwentways which leads north to the A14 and south to the M11 (Junction 9a), the M25, Stansted Airport and London. Audley End & Whittlesford railway stations offer frequent services to Cambridge and London on the Liverpool St line (all distances and travel times are approximate)

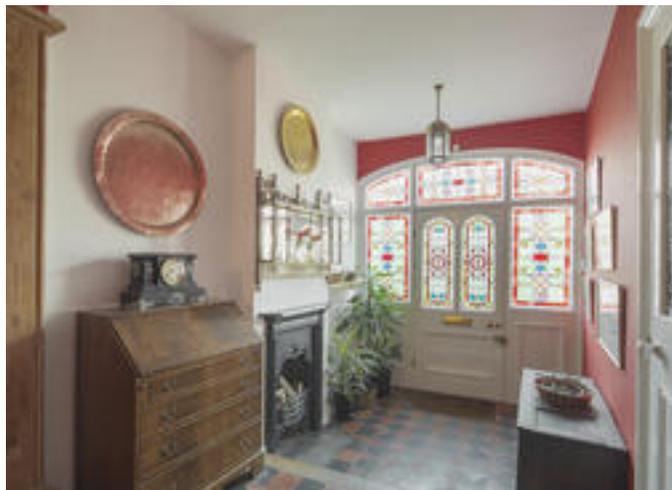
**About this property**

1 Market Lane is a charming and elegant village house with a symmetrical facade on to the High Street incorporating a pair of two storey bay windows with a dentilled cornice above. Having undergone various changes over the years - one of only two

previous owners for example decided to re-site the front door so as not to open directly onto the High Street - this is a lovely family home with considerable character. Of part painted brick elevations beneath a slate roof, the property now has an internal link to the former coach house. The first floor of this part provides a wonderful vaulted upper floor office/studio but together with the rooms below could potentially be altered to create annexe accommodation if required.

The part glazed entrance door with stained glass is flanked by five similarly glazed panels creating an imposing entrance to the property. Once inside, the split level hall doesn't disappoint with red and black chequered tiled flooring, a fireplace to the right and to the left another stained glass door to a useful china cupboard (formerly, we understand this led directly to the study). Beyond is a useful store and access beneath the stairs to the cellar. To the left of the hall is a light-filled sitting room with central fireplace and Jetmaster fire, and cupboards and shelving either side - the ornate mirror above the fire reflecting the light from the bay window opposite. Beyond is the study, with stripped floorboards and another Victorian fireplace with tiled insets.

The family living space with the kitchen area is the hub of the house. The sitting/dining area features a Clear View multi-fuel



stove, exposed brick chimney breast and patio doors to the garden. A long breakfast bar divides this space from the kitchen, thought to have been fitted in the 1960s, this was surprisingly ahead of its time with some deep pan drawers, open display shelving, sliding cupboard doors and space for a dishwasher. Adjacent is a pantry with a larder, spice cupboard, book shelving and space for a fridge. This in turn leads to the cloakroom and the glazed utility link (also with access to the garden) into the converted coach house beyond.

On the first floor are five (four double) bedrooms from the impressive vaulted landing with deep roof light; the master at the rear with deep and wide sash windows overlooking the garden, two with bay windows enjoying impressive views of the High Street, and the fourth incorporating the pressurised hot water cylinder and airing cupboard. The family bathroom has a bath with Victorian style mixer taps and shower attachment whilst the fifth bedroom might potentially be converted to an en-suite facility if required.

Within the former barn - or Coach House - are a ground floor shower room, a store room/ former workshop with potential for conversion to a kitchen, a rear external door and the vaulted office/studio on the first floor with recently installed double glazed painted timber windows overlooking the garden.

The split-level mature walled garden is a delight with a tiled terrace beside the house, a variety of shaped beds, steps and lawn. There is also a store and at the far end a deep single garage approached from Market Lane.

**Tenure**

Freehold

**Local Authority**

South Cambridgeshire District Council: Band F

**Viewing**

Strictly by appointment with Savills

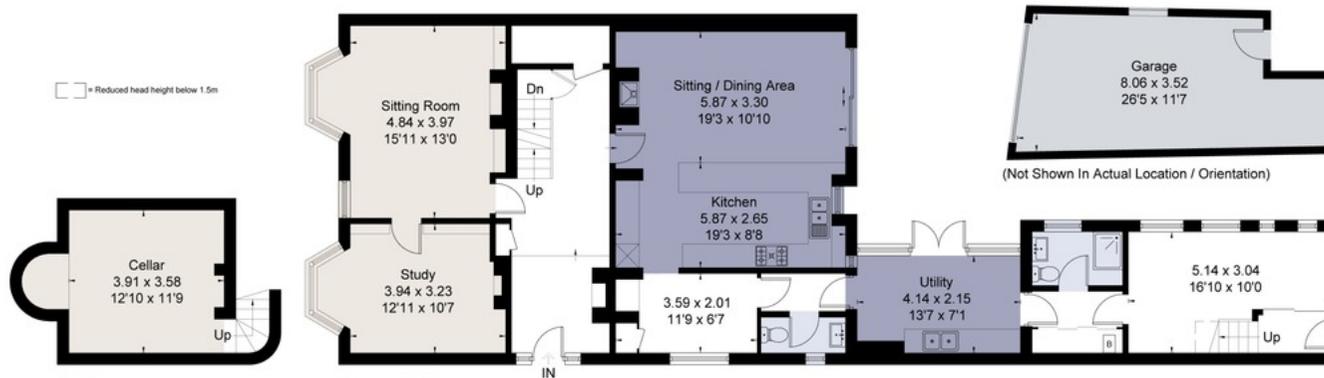




Approximate Area = 273.2 sq m / 2941 sq ft  
 Cellar = 17.3 sq m / 186 sq ft  
 Garage = 23.4 sq m / 252 sq ft  
 Total = 313.9 sq m / 3379 sq ft  
 Including Limited Use Area (1.9 sq m / 20 sq ft)  
 For identification only. Not to scale.  
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First Floor



Cellar

Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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