



Characterful grade II listed village house

Tan House, 15 South End, Bassingbourn SG8 5NJ

Freehold





Welcoming part-panelled drawing room • Kitchen/ breakfast room • Flexible accommodation over three floors • Potential for ground floor annexe • Private gardens with terrace • Outbuilding

Local information

- Bassingbourn is a thriving south Cambridgeshire village with good facilities including doctor's surgery, pharmacy, Spar store, garage, hairdressers, primary and secondary school and Yuva fusion restaurant and The Belle gastropub.

- South End is a no through road with the recreation ground and rear entrance to the village college along with a number of period houses

- Shopping facilities are available in the nearby town of Royston with Aldi, M&S and Tesco Superstore on the northern outskirts of the town. There are also mainline rail services from Royston station into Cambridge and London's Kings Cross taking from 38 minutes.

- The high tech university city of Cambridge is approximately 14 miles to the north-east where there are comprehensive cultural, recreational and education facilities including a range of excellent independent schools for all ages. There is Bassingbourn Primary School and Bassingbourn Village College in the village – an academy school for 11-16 year olds with a current Ofsted rating of good (as of March 2020).

- The A1 at Baldock is 13 miles to the west and the M11 accessed at Junction 10 at the (Duxford Interchange) is 12 miles to the east.

(all distances and times are approximate).

About this property

Tan House was formerly part of the large adjacent tannery which operated in this part of the village in the 19th century.

Grade II listed the house has a mix of exposed timber framed and rendered elevations with a steeply pitched plain tiled roof and dormers overlooking South End.

The accommodation is laid out over two principal floors with an attic storey housing two bedrooms, a landing bedroom and a bathroom on the top floor. Of particular note is the panelled drawing room with open fireplace with wood burning stove and a bay window to the front which floods the room with light. The kitchen breakfast room to the right features a range of painted kitchen units with island unit and a range style cooker. A corridor from the reception hall leads to the study - with door to the side garden and large central ceiling beam, a boot room/utility and ground floor shower room.

A flight of stairs to one end of the corridor leads up to a vaulted room with platform originally used to lay out hides and an en suite bathroom. This room is currently used as a large study but would be an excellent space for a guest suite or alternative principal bedroom.



From the drawing room, turning stairs lead to the first floor – the main bedroom on this level is panelled and has an open fireplace with painted scene above from 1715 depicting Thomas Wentworth, Earl of Strafford and First Lord of The Admiralty and Ireland for Charles 1. There is a further double bedroom on this level and a single and on the top floor two additional light bedrooms (one with en suite bathroom) either side of a landing/occasional bedroom.

Beyond the study is a separately accessed suite of rooms providing annexe potential. – part of which is the old stables and pack room (which also accesses the rear garden).

The accommodation is shown in greater detail in the attached floor plans.

Outside

There is a shallow front garden with shrub and rose planting behind a dwarf wall and access to an enclosed side garden. To the rear is a pleasant secluded garden with a terrace beside the house and lawned gardens beyond. There is a pantiled outbuilding to one side.

Tenure

Freehold

Viewing

Strictly by appointment with Savills





Approximate Area = 283.8 sq m / 3055 sq ft
Including Limited Use Area (7.2 sq m / 77 sq ft)
Potential Annex = 41.6 sq m / 447 sq ft
Total = 325.4 sq m / 3502 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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