Delightful Grade II listed house with separate studio

Linton House, 101 High Street, Swaffham Bulbeck, Cambridgeshire CB25 0LX

Freehold

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Historic Grade II listed village house • Well-proportioned rooms with exposed beams • Aga kitchen with adjacent garden/breakfast room • Separate outbuilding with first floor studio • Private gardens

Local information

• Swaffham Bulbeck is an attractive village north east of Cambridge which has a local shop, public house, surgery, a fine parish church around which there are many social activities and a Church of England primary school. Secondary schooling is at Bottisham village college and there are many well regarded independent schools in Cambridge 8.1 miles to the south.

• The National Trust Anglesey Abbey is at Lode, the next village, with a garden centre and coffee shop/ restaurant.

• Nearby villages with more facilities include Burwell with its excellent range of shops for every day needs and more comprehensive shopping at Newmarket (the home of English racing) 6.4 miles to the east and Cambridge where there are comprehensive cultural recreational shopping and entertainment facilities in addition to the world renowned University.

• For the commuter there is access onto the A14 at Stow cum Quy (3 miles) together with connections to the A11/M11 and Stansted Airport. There are mainline rail stations at Newmarket, Whittlesford, Waterbeach, Cambridge and Cambridge North (approximately 9.6 miles) – serving either London's Liverpool Street and/or Kings Cross Stations. (all distances and times are approximate).

About this property

Linton House is believed to date back to around 1542 and was originally an open Hall House which has been added to over the centuries with two additional bays to one side and the incorporation of a pantiled former bake house to the rear which is now the kitchen and a utility room. Constructed on a heavy timber frame under a reed thatched roof the house has rendered infill panels between the beams and gothic headed windows all along its principle street side elevation. The rear wing houses the kitchen with a four oven oil fired Aga which sits within a wide Inglenook style fireplace.

Attached to the side of this part of the property is a south facing conservatory/ garden room which can also be used as a breakfast room. The rest of the ground floor comprises a large main sitting room with fireplaces at either end and a Jotul wood burning stove. This room is full of light provided by the many windows and for the most part enjoys reasonable ceiling heights. There is a hatch in the floor which leads down into a cellar under the first part of the room. The other two reception rooms are beamed, one a library and the other a dining room with tiled floors.

The first floor is reached by a characterful spiral staircase from the front hallway or a secondary staircase from the kitchen. The first floor comprises four bedrooms and two bathrooms each with roll top cast iron baths. The second bathroom has period wide elm floorboards. The dual aspect master bedroom is large and has a wood burning stove at one end.

Linton House is a tremendous example of an historic timber framed property with lots of character, well proportioned rooms which, unusually for properties of this type of construction, enjoy lots of light from the well arranged windows.

The house fronts the High Street and to the right is a driveway with space for one car and an up and over door into the detached garage building. Above the garage accessed via a staircase within the garden is a useful space currently used as a studio but offering further potential for office or home use or perhaps the creation of a separate annexe subject to any necessary consents. The gardens are a delight with a paved terrace along the rear of the house and steps leading up to a central path to either side of which are shrub borders and in the central part a rose pergola. Beyond the lawned sections of the garden is a magnificent productive walnut tree. A further outbuilding (once used as a pottery studio) is situated along the southern boundary behind the garage/ studio building.

Tenure
Freehold

Local Authority
East Cambridgeshire District Council: Band G

Viewing
Strictly by appointment with Savills

Linton House, 101 High Street, Swaffham Bulbeck, Cambridgeshire CB25 0LX

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Approximate Living Area = 258.9 sq m / 2787 sq ft
Cellar = 20.5 sq m / 221 sq ft
Outbuilding = 32.4 sq m / 349 sq ft
Garage = 44.4 sq m / 478 sq ft
Total = 356.2 sq m / 3835 sq ft
Including Limited Use Area
(18.2 sq m / 196 sq ft)
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