



St Andrews Hill, Waterbeach
CB25 9NA

Pocock + Shaw

3 St Andrews Hill
Waterbeach
Cambridge
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An excellent development opportunity right in the heart of Waterbeach village by the village green. A detached bungalow set on a plot of approx 0.17 acre with a stunning detached Elm timber barn in need of conversion and renovation.

- Bungalow at present configured as a nursery
- Detached Elm timber barn
- Summer house/ studio
- Plot of approx 0.17 acre
- Conversion subject to all necessary planning consents

Offers in region of £365,000



A detached bungalow set on a plot of approx 0.17 acre with a stunning detached Elm timber barn in need of conversion and renovation. Well tended garden area, and timber summer house/ studio. The village offers a number of small shops, along with a mainline railway station just a short walk away.

Detached bungalow

Bungalow A brick bungalow with tiled roof, at present configured as a nursery.

Entrance hall 13'9" x 5'5" (4.19 m x 1.65 m) Wall mounted Vaillant gas fired boiler, door to:

Reception room 22'8" x 13'7" (6.91 m x 4.14 m) Sash window to the front, double French doors, oak flooring, opening to:

Kitchen area 10'7" x 9'5" (3.23 m x 2.87 m) Well fitted range of units set under a contrasting work surface, inset single drainer stainless steel sink unit, range of base units, four burner ceramic hob and double oven. Stainless steel canopy extractor. Matching wall mounted cupboards. Space and plumbing for dishwasher. Window to the front.

Shower wet room 10'6" x 3'8" (3.20 m x 1.12 m) Fitted pedestal wash basin and close coupled WC, shower, ceramic tiling to the walls, and heated towel rail/radiator.

Elm barn A detached Elm frame barn with timber external feather board and slate roof. Power and light, large double doors.

Timber cart lodge Open fronted lodge.

Summer house/ Studio 17'6" x 12'6" (5.33 m x 3.81 m) Timber with internal lined walls, power and light connected, wall mounted electric air conditioning/ heating unit. Double French doors and windows to the front and side.

Timber shed 18'0" x 15'0" (5.49 m x 4.57 m)

Feature thatched pergola Set on a concrete pad, all seasons seating area.

Garden area Set on a mature plot of approx 0.17 of an acres, with lawn and driveway approached and shared by number three St Andrews Hill. Double timber entrance gates.

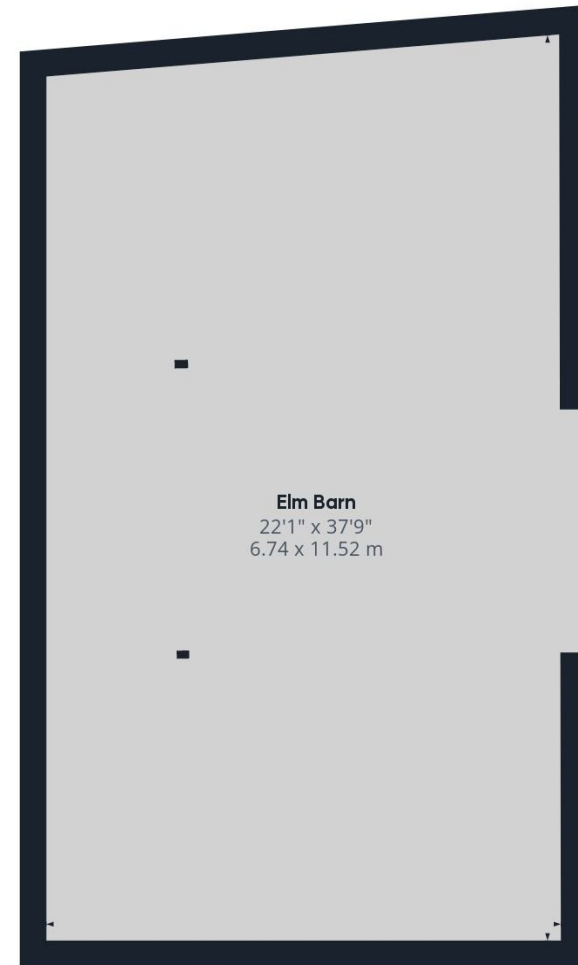
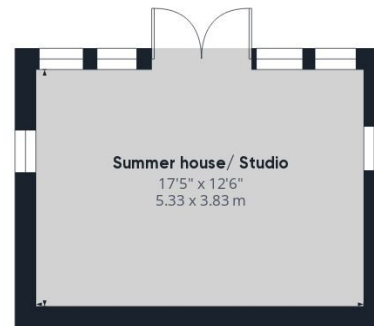
Services Mains electricity, gas and water are at present served from number three St Andrews Hill

Tenure The property is Freehold

Council Tax Band F

Viewing By Arrangement with Pocock + Shaw





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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