

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
(91-100)	
B	
(81-90)	
C	
(69-80)	
D	
(55-68)	
E	
(49-54)	
F	
(41-48)	
G	
(1-40)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
2020/1/10	





Garland Cottage, 114 High Street, Yelling, Cambridgeshire PE19 6SD

£675,000

- A BEAUTIFULLY PRESENTED THATCHED COTTAGE.
- GATED DRIVEWAY WITH AMPLE PARKING.
- FOUR BEDROOMS.
- CONSERVATION AREA.
- GENEROUS GARDEN BACKING ONTO FARMLAND.
- DOUBLE GARAGE WITH ANNEXE ACCOMMODATION.
- FOUR RECEPTION ROOMS.
- NO FORWARD CHAIN.

Introduction

An idyllic thatched Cottage situated in a private location within this highly sought after Cambridgeshire Village.

The property is approached via a private, gated driveway offering parking for several vehicles. A path leads to the front door and once inside the accommodation, in brief, consists of FOUR BEDROOMS, FOUR RECEPTION ROOMS, a generous KITCHEN BREAKFAST ROOM and a first floor W.C. There is a wealth of character features throughout including an open fire and some exposed ceiling beams.

Having been updated over the years the Cottage benefits from underfloor heating throughout the ground floor with radiators serving first floor.

Yelling is a pretty Village situated 6 miles from St Neots and its mainline station with regular fast trains to London Kings Cross taking under 40 minutes, Cambridge is just 14 miles away. A popular Village with a thriving local social scene for those who wish to get involved. Surrounded by open countryside and arable farmland.

Ground Floor

Accommodation

Door to

Entrance Hall

Oak flooring, exposed ceiling beams, door to

Study

Oak flooring, window to the front aspect, built in cupboard.

Sitting Room

Oak flooring, two windows to the front aspect with fitted shutters, exposed ceiling beams, wall light points, fitted bookcase and storage cupboard

Lounge

Oak flooring, fireplace with open fire, windows to the front and side aspect with fitted shutters, exposed ceiling beams, TV point

Inner Hall

stairs to the First Floor Landing, under stairs storage cupboard, tiled floor

Shower Room & W.C

refitted and comprising large shower enclosure, pedestal wash basin, W.C, tiled floor, extractor fan

Kitchen Breakfast Room

bespoke painted solid wood base and eye level cupboards with under cupboard lighting, Granite work surfaces with ceramic double sink inset, space for range style oven with electric and Calor gas points, extractor hood, space for American style fridge freezer, plumbing for dishwasher, utility cupboard with plumbing for washing machine and space for tumble dryer, tiled floor, window to the rear aspect, rooflight window

Dining Room

windows to the rear and side aspect, French doors to the side leading to the patio, fitted dresser with glass fronted display cabinets and wine rack, tiled floor

First Floor

First Floor Landing

wall light points, airing cupboard with hot water cylinder, heating thermostat

Bedroom One

windows to the front and side aspect, wall light point, radiator, fitted wardrobes

W.C

W.C, pedestal wash basin, window to the rear aspect, radiator

Bedroom Two

window to the front aspect, wall light point, fitted wardrobe, loft access

Bedroom Three

window to the rear aspect, radiator

Bedroom Four

window to the front aspect, wall light point, radiator

Bathroom

roll-top bath with mixer tap and hand held shower attachment, pedestal wash basin, towel radiator, fitted linen cupboard

Outside

Garden & Parking

a private gated driveway offering parking for several vehicles leading to the detached Double Garage. The SOUTH WEST facing garden surrounds the property and is laid mainly to lawn with a variety of established fruit trees and herbaceous borders. Adjacent to the property is a large patio area off the Dining Room. There are raised Veg beds, outside lighting, tap, external Oil fired boiler and Oil storage tank

Double Garage

a generous detached DOUBLE GARAGE with power and light connected. At the rear of this an external staircase leads to self-contained "Annexe" offering use as a Bedroom with En-Suite Shower Room.

Agents Note

This property is situated within a Conservation area and is NOT Listed.

