



Bumble Bee Cottage, Abington Pigotts, Cambridgeshire.
SG8 0SD.

COUNTRY PROPERTIES
PART OF HUNTERS
EXCLUSIVE



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Freehold Guide Price
£775,000

Bumble Bee Cottage is a Grade II listed property that has been occupied by the present owner for the last 56 years. The property is believed to be in excess of 400 years old and was re-thatched in 2022. The property retains many original, period features but does require some sympathetic modernisation throughout. Sitting in the heart of this popular village the property is accessed via gates onto a gravel driveway that offers parking for several vehicles. There is a thatched cart lodge which is currently used as a car port. There are extensive gardens with plenty of plants and fruit trees with far reaching views over fields to the side. An additional workshop sits in the grounds and provides plenty of storage and adjoins another space that houses the oil tank.

Internally the cottage offers versatile accommodation and benefits from good ceiling heights, plenty of windows providing lots of light and two separate staircases providing access to the first floor. There are three separate reception rooms with an impressive inglenook fireplace in the sitting room. This is a wonderful opportunity to put your own stamp on this little piece of history.

LOCATION

Abington Pigotts is an extremely pretty Cambridgeshire village that is located approximately 4 miles northwest of Royston. There is a village church and popular village pub that is frequently visited by customers from miles around. The primary school is in the neighbouring village of Steeple Morden and the nearest local shop is in the next village of Litlington. There are many wonderful countryside walks to explore and plenty of village groups if you wish to get involved.





Ground Floor

Entrance

Arched oak door opening to:

Entrance Hall

Twin lead light windows to side aspect. Parquet flooring. Radiator. Exposed timbers. Suffolk latch doors to:

Lounge

25' 10" x 15' 2" (7.87m x 4.62m)

An impressive, well proportioned room benefitting from good ceiling height with large windows letting in ample light, inglenook fireplace with timber bressumer over and log store to side, Quarry tiled floor and cast iron grate. Dual aspect lead light window on to gardens. Two radiators. TV and telephone points. Exposed beams. Parquet flooring. Latch doors to:

Dining Room

13' 8" x 10' 1" (4.17m x 3.07m)

Lead light French doors give a pleasant aspect on to the gardens. Exposed beams. Parquet flooring. Radiator. Lead light window to garden. Stairs to first floor. Suffolk latch door to:

Kitchen/Breakfast Room

20' 8" x 9' 1" (6.30m x 2.77m)

A good size family kitchen with aspect on to gardens. Fitted with a range of bespoke oak floor and wall units. Work surfaces. One and a half bowl sink unit. Integrated hob with extractor over. Microwave & oven. Integrated larder fridge. Exposed beams. Radiator. External door to driveway and further door to gardens.

Study

20' 9" x 9' 9"(narrowing to 7'8") (6.32m x 2.97m)

Accessed from the Entrance Lobby. Fireplace. Parquet flooring. Exposed beams. Radiator. Lead light windows on to gardens. Telephone point. Stairs to bedroom four. Suffolk latch door to:

Cloakroom

Quarry tiled floor. Radiator. Twin lead light windows. Pedestal wash hand basin. Close coupled W.C. Shower point.

First Floor

Landing

Accessed from dining room. Lead light window to side spect. Radiator. Suffolk latch doors to:

Bedroom Two

13' 1" x 11' 11" (3.99m x 3.63m)

Links into Bedroom One and although a bedroom in its own right, lends itself to being converted to provide an en-suite & dressing area to the Master Bedroom. Lead light window to rear aspect. Radiator. Exposed beams.

Bedroom One

13' 5" x 12' 2" (4.09m x 3.71m)

Lead light window to rear aspect. Exposed beams. Radiator.

Bedroom Three

13' x 9' 3" (3.96m x 2.82m)

Three lead light windows with open aspect. Radiator.

Bathroom

With a suite comprising of bath with shower attachment & pedestal wash hand basin. Part tiled. Radiator. Fitted A/C. Lead light window to rear aspect.



Separate W.C

Close coupled W.C. Radiator. Lead light window to rear aspect.

Bedroom Four

12' x 13' 3" (3.66m x 4.04m)

Dual aspect lead light windows. Exposed beams. Radiator.

External

The Grounds

Twin gates open on to a shingle driveway which provides parking for up to 5 vehicles. The plot comprises formal gardens with secluded additional garden to the side and further lawn area. The gardens enjoy an open aspect to the rear with views across fields.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



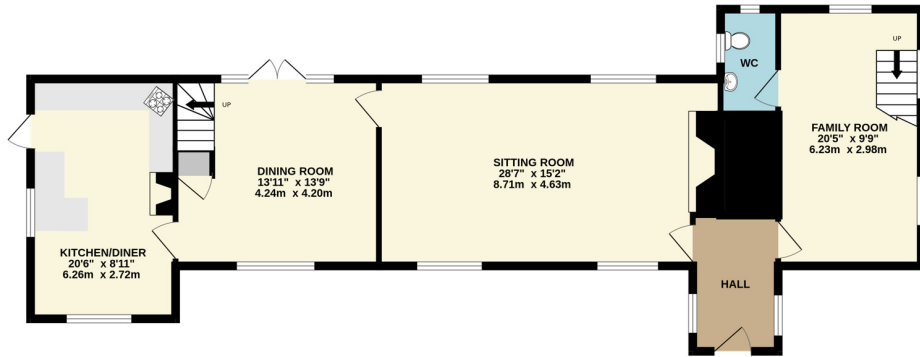
The Cart Lodge

Timber framed and thatched. Ideal as a car port.

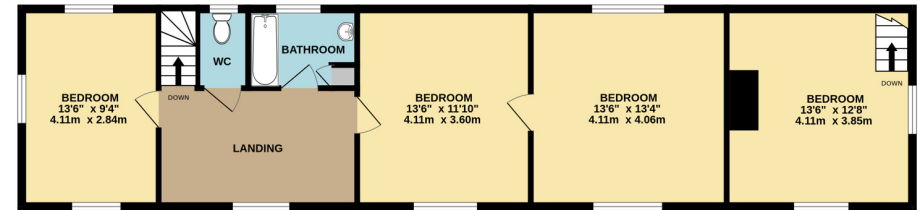
Workshop

Dual aspect windows. Separate shed housing oil tank

GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.



1ST FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 1916 sq.ft. (178.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Arrangements

Strictly by prior appointment only through
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