



# Rose Lane

Melbourn, Royston,  
Cambridgeshire, SG8 6AD  
Freehold - OIEO £650,000

country  
properties

Peace Cottage is a beautifully preserved period home that masterfully combines modern living with the timeless charm of its 17th-century origins. Situated in the heart of Melbourn, it offers the ideal mix of peaceful village life and easy access to all local amenities, just a short walk away.

With a history dating back to the 1600s and thoughtfully extended over the years, this impressive home exudes character and elegance at every turn. The heart of the home is the spacious Kitchen/Dining/Family Room, designed for seamless entertaining and flowing effortlessly into a secluded garden, perfect for outdoor relaxation.

A unique highlight is the separate studio building with its own private entrance, ideal for a home office, studio, or additional living space.

Finished to the highest standards throughout, this home truly needs to be seen in person to appreciate the exceptional quality and character it offers. We highly recommend booking a viewing at your earliest convenience.

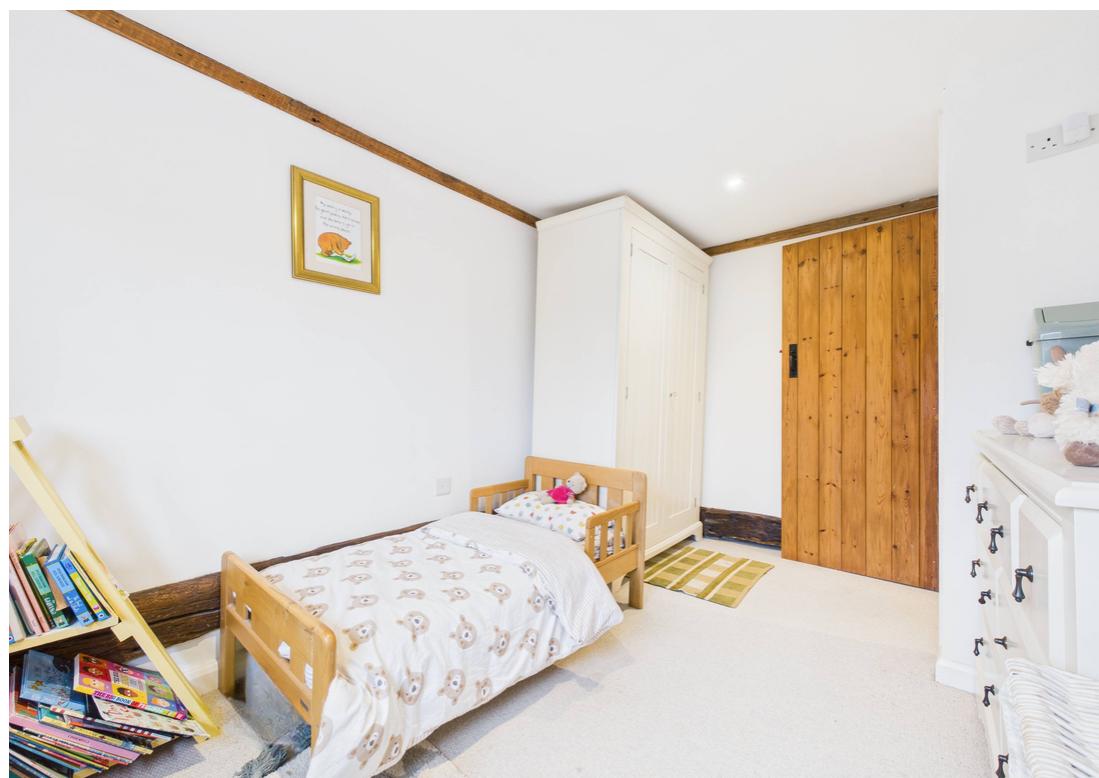
#### Agent's Notes

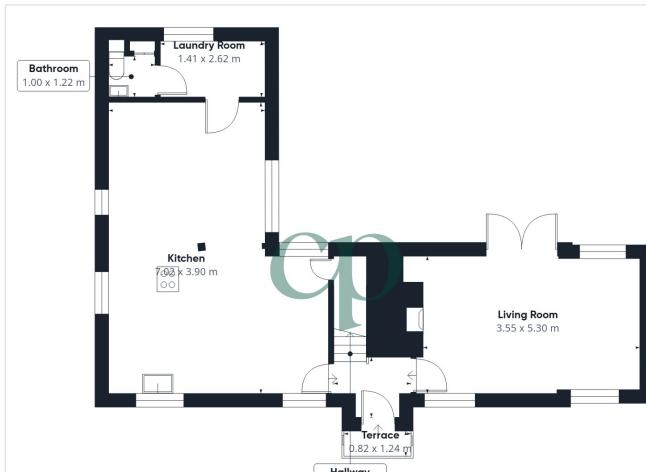
The original property is of timber frame construction.

- Stunning Village Setting
- Detached Family Home
- Large Kitchen/Dining/Family Room
- Utility Room and WC
- Sitting Room with Log Burner
- Walkable to Meldreth Train Station
- Four Bedrooms
- Views of All Saints Church to rear
- Close to Local Amenities and schools
- Freehold









Floor 0 Building 1



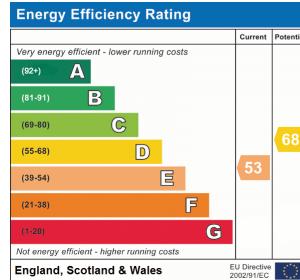
Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area<sup>(1)</sup>

131.3 m<sup>2</sup>

Balconies and terraces

1 m<sup>2</sup>

Reduced headroom

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

**Viewing by appointment only**

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