



# 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















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>68</b>
(39-54)	<b>E</b>	<b>53</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

Country Properties | 45, High Street | SG8 9AW  
T: 01763 245121 | E: royston@country-properties.co.uk  
www.country-properties.co.uk

country  
properties



country  
properties