

MAIN ROAD
LITTLE GRANSDEN



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PROPERTY AGENTS

Asking Price: £595,000

Character Cottage



3 Bedrooms | 3 Bathrooms | 3 Receptions



Key Features

- Grade II listed, 2-bedroom character cottage with a detached 1-bedroom annexe
- The original cottage is incredibly historic and believed to date back to the year of 1632
- Nestled in a substantial wrap around plot of approximately 0.18 acres of manicured gardens and grounds with scenic views
- Located in the south Cambridgeshire village of Little Gransden – a serene and historic setting
- Rich with heritage – displaying characterful features such as rustic beams, traditional windows and fireplaces
- An imposing original structure, flaunting exquisite curb-side appeal
- Two double-bedrooms and two spacious receptions, accompanied by wood-burning stoves
- En-suite to principal bedroom and ground floor shower room
- A stunning detached 1-bedroom annexe, comprising a contemporary gloss kitchen with integrated appliances, lounge with gas fire, three-piece bathroom and underfloor heating
- An enclosed plot with a private gated entrance, and an ample gravelled driveway



Description

Believed to date back to the year of 1632 stands this imposing Grade II listed, 2-bedroom character cottage, tucked away in a substantial gated plot, which approaches almost one fifth of an acre. The property is surrounded by manicured wrap around gardens and grounds which present a tranquil setting with beautifully established flower beds, borders with shrubbery and tree varieties, elegant gravel laid walkways, pergola lounging areas and scenic views. The cottage flaunts exquisite curb appeal and gorgeous characterful features such as exposed rustic beams, traditional wooden doors, windows and inglenook fireplaces, and offers two double bedrooms with a principal en-suite, a ground floor shower room, a sizeable kitchen/breakfast room and two substantial formal receptions, each coupled with wood-burning stoves. Detached from the original cottage is the fantastic 1-bedroom annexe, a separate property within the plot, offering fully fledged and independent living accommodation. The annexe, whilst matching the original cottage's aesthetic, is a more recently built structure, which effortlessly blends country cottage themes with contemporary living, and boasts its own private entrance, a sleek high gloss kitchen/breakfast room with integrated appliances, an airy, spacious lounge with high ceilings, LPG wood-burner style gas fire and classic French doors to the rear garden, a double bedroom, a modern three-piece bathroom and underfloor heating. It's worth noting that both properties within the plot feature generous roof space, and thus conversion potential for added living accommodation (STP). A large shingle driveway is established centrally within the plot, which naturally divides the front and rear gardens and offers ample off-road parking to both properties respectively.



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Reception Areas

Entering the cottage takes you into the entrance lobby, with generous space available for storing coats and jackets, and possessing fantastic potential to upgrade to a formal boot room if required. Off from the entrance lobby are doorways to the shower room and kitchen/breakfast area. Leading off from the kitchen/breakfast room is the formal dining room, and a doorway to the sitting room. Both receptions emit a serene feel, pose generous space and flaunt marvellous character, with the presence of traditional plaster & beam walls and ceilings, and traditional windows, including a classic sash window in the sitting room. The formal dining room uniquely features a cosy wood-burning stove, a deep understairs storage cupboard, a traditional door to the staircase, and a scenic view of the Church of St Peter and Saint Paul from the window. The sitting room exudes a cosy ambience despite its generous area, and presents classic French doors which lead to the gardens and grounds, and a gorgeous inglenook fireplace with a burgundy-coloured surround and wood-burning stove.



Kitchen/Breakfast Room

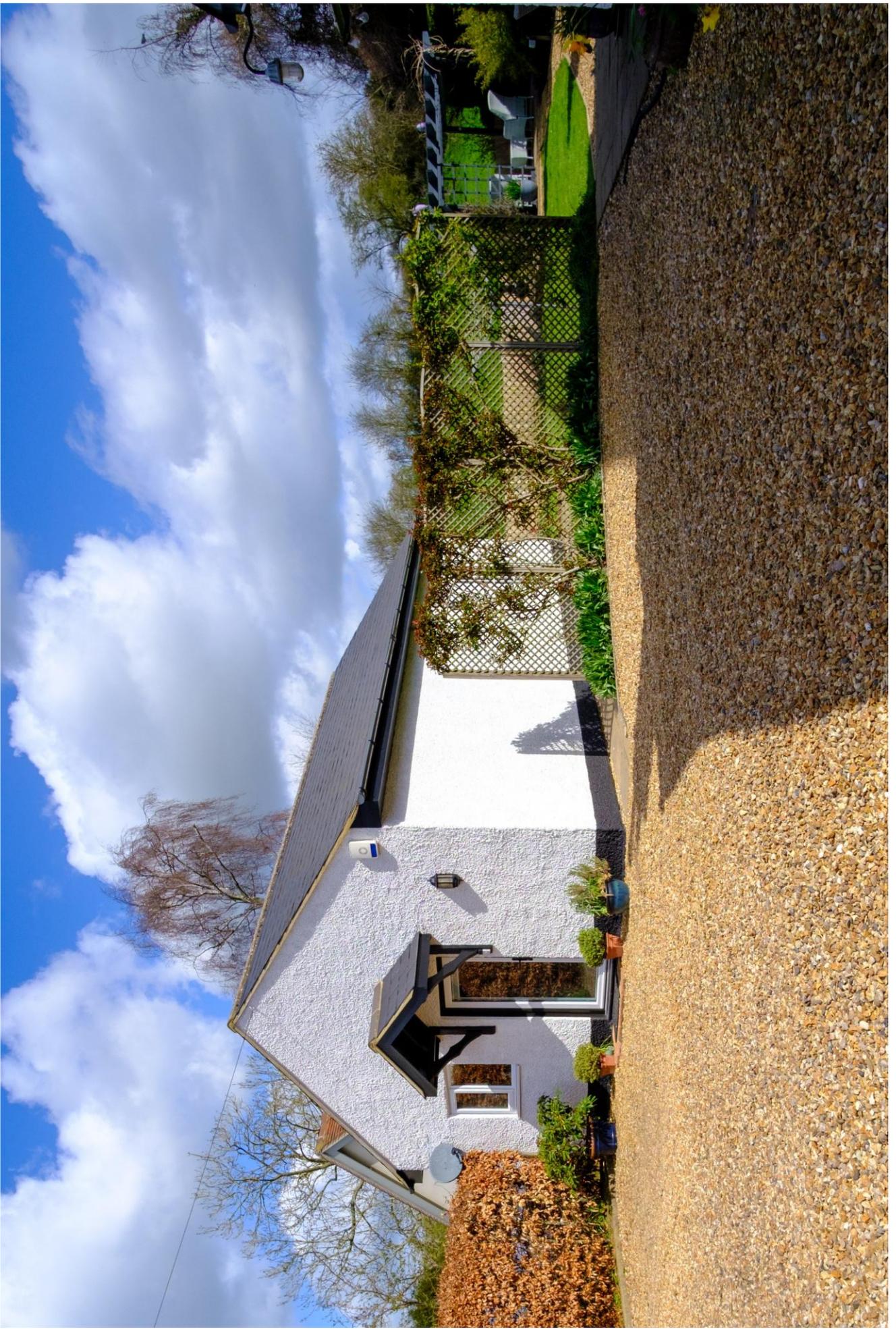
The Kitchen/Breakfast area is a sizeable, dual aspect room with plenty of windows and tiled flooring. There are gloss base and eye level units, matching worktops and a breakfast bar. The kitchen features a one bowl stainless-steel sink unit with a mixer tap, as well as space and plumbing for a washing machine. There is also a generous offering of integrated appliances, with this including a 'Hotpoint' oven and microwave, 'Beko' induction hob with extractor above, dishwasher and fridge/freezer.





First-Floor

Opening the traditional style door from the dining room presents a wide staircase to the first-floor landing that features a front aspect window and white painted traditional style doors to all rooms. The landing offers generous space, and thus the potential to integrate a mini dresser or study by the window where natural light flows. Fitted carpet is established throughout the whole floor, as well as a further display of character features. The principal bedroom is notably large with high ceilings and dual aspect window implementations which present sublime views over the wrap around grounds, rustic beams and an inglenook feature fireplace with engravings 'ES 1632' at the top of the surround, delivering a subtle and delightful touch. The first-floor further comprises an en-suite to the principal bedroom, and a pleasantly sizeable second bedroom which can fit a double bed.





Detached Annexe

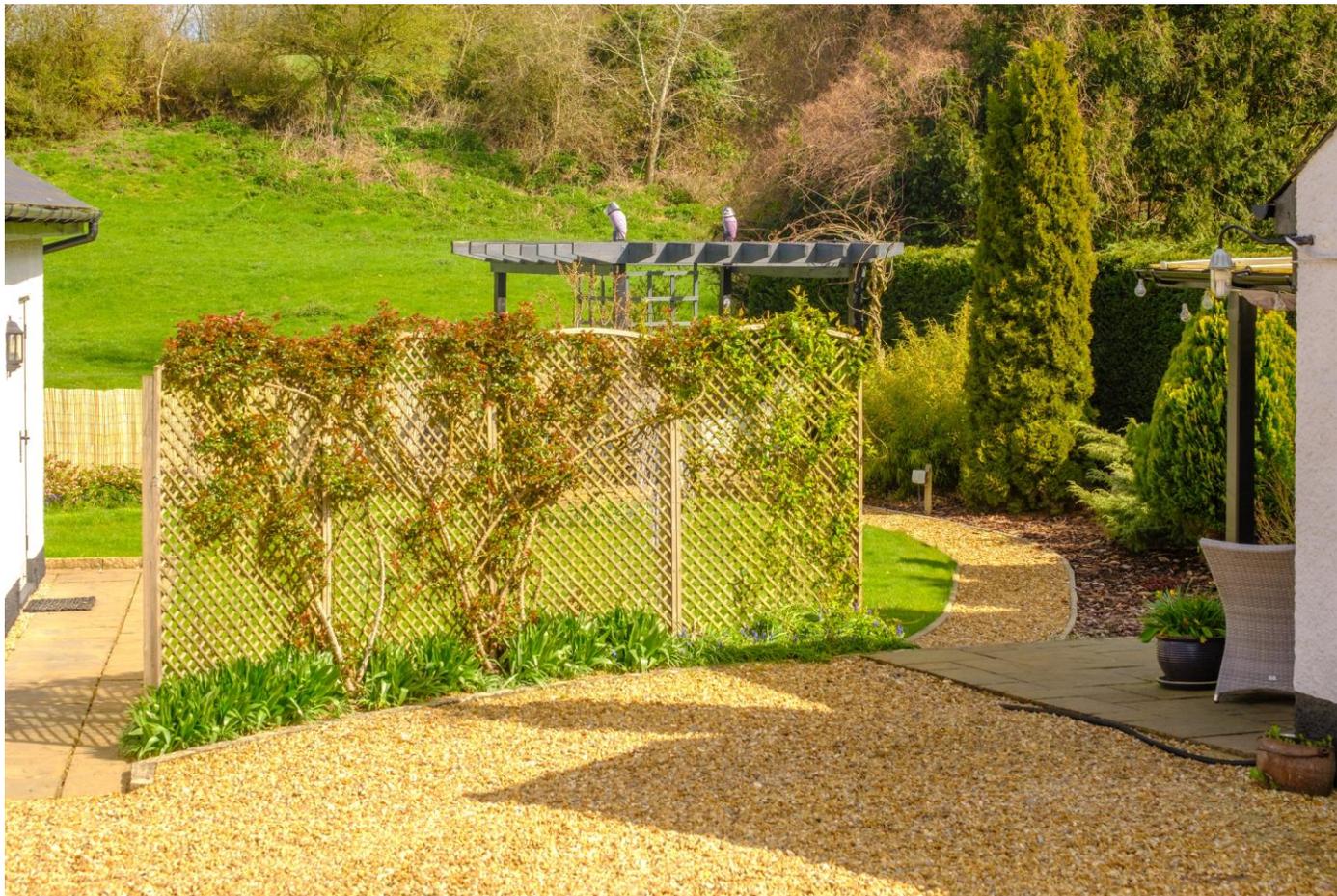
The annexe, detached from the cottage, is a well thought out space with contemporary design. Walking through the entrance door presents a little section with coat hangers for neatly storing coats and jackets, and the stunning kitchen/breakfast area, which boasts a sleek appearance with its grey gloss units, 'Corian' worktops and a beautifully rounded breakfast bar. The kitchen section features a wealth of storage cupboards, soft close drawers and even bespoke shelving to satisfy various storage requirements. The kitchen comprises a one and a half bowl inset sink with mixer tap and a range of integrated appliances, with this including a 'Neff' oven and combination microwave oven, 'Neff' induction hob with a stainless-steel extractor fan and fridge/freezer. Wood effect laminate flooring is established throughout the kitchen and lounge sections as well as underfloor heating, and a delightful feature beam subtly divides the two spaces. The lounge area perfectly blends contemporary design and classic country themes with high, airy ceilings and an LPG wood-burner style gas fire. The lounge also features classic French doors to the rear garden and a high-level integrated storage cupboard. A premium solid oak door from the kitchen area takes you into the three-piece bathroom with a pristine vanity unit for the WC and hand wash basin. There is also a panel bathtub, a generously sized airing cupboard with solid oak door, and an opening to the double bedroom.



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Gardens & Grounds

The cottage and the annexe is nestled on a substantial wrap around plot of almost one fifth of an acre. The grounds flaunt meticulous presentation with manicured lawns, gravel walkways and a variety of neatly established borders filled with shingle, bark chippings, vibrant blossomed flowers, tree variants and shrubbery, cultivating a truly idyllic setting. The grounds are gated and exceptionally private, and specifically offer two landscaped gardens to the front and rear, an ample shingle laid driveway in the centre, a shed and two beautifully established patio seating areas accompanied by pergolas, both fantastic for an outdoor lounging, entertaining or al-fresco dining experience. The patio section to the rear is particularly special, accessed via an elegant shingle trail, taking you some distance away from the two properties, is slightly elevated and positioned to overlook the scenic green lands that form the picturesque backdrop of the plot.



External Features & Detailing

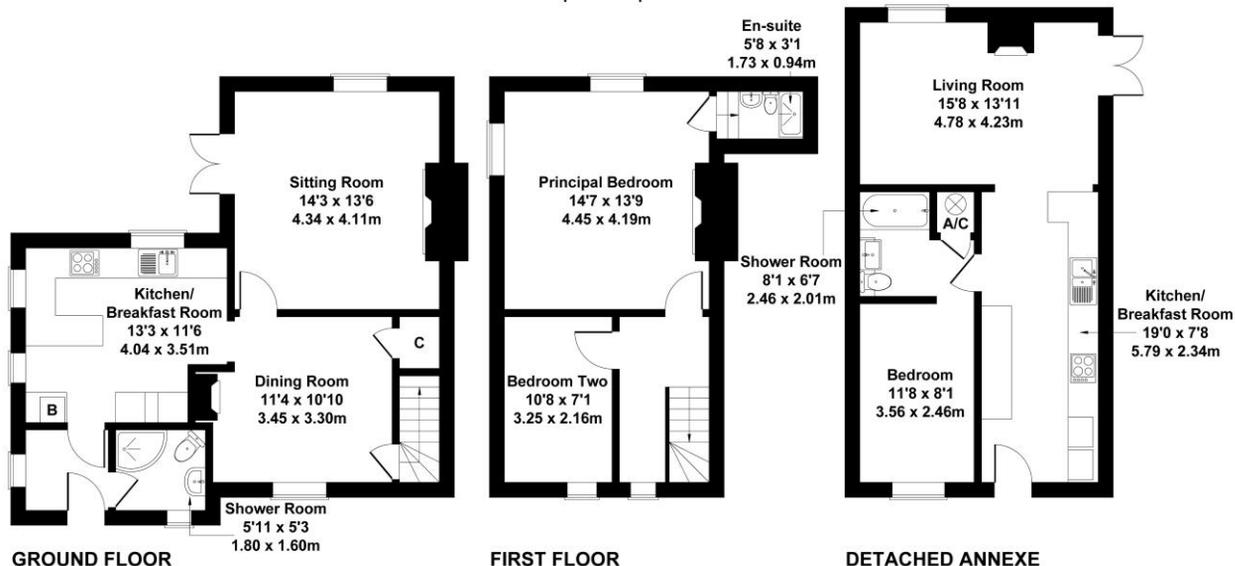
The cottage exhibits wonderful architectural details that forge the property's serene country cottage profile. The black plinth and window surrounds strike visually from the white pebble dash coat, and both structures feature traditional slate tiled roofs. The annexe, whilst constructed more recently, is in keeping with the cottage's heritage appearance, and displays some similar features. The cottage is an imposing structure that stands incredibly tall with equally tall chimney stacks and a high-pitched roof. The ample roof space offers the potential for generous loft storage if a hatch were to be incorporated, or a loft conversion for additional living accommodation (STP). The plot accommodating both properties, is approached via a private gated entrance and enclosed by black bow-top railings, creating a sense of seclusion and exclusivity.



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Main Road, Little Gransden, SG19 3DW

Approximate Gross Internal Area
1410 sq ft - 131 sq m



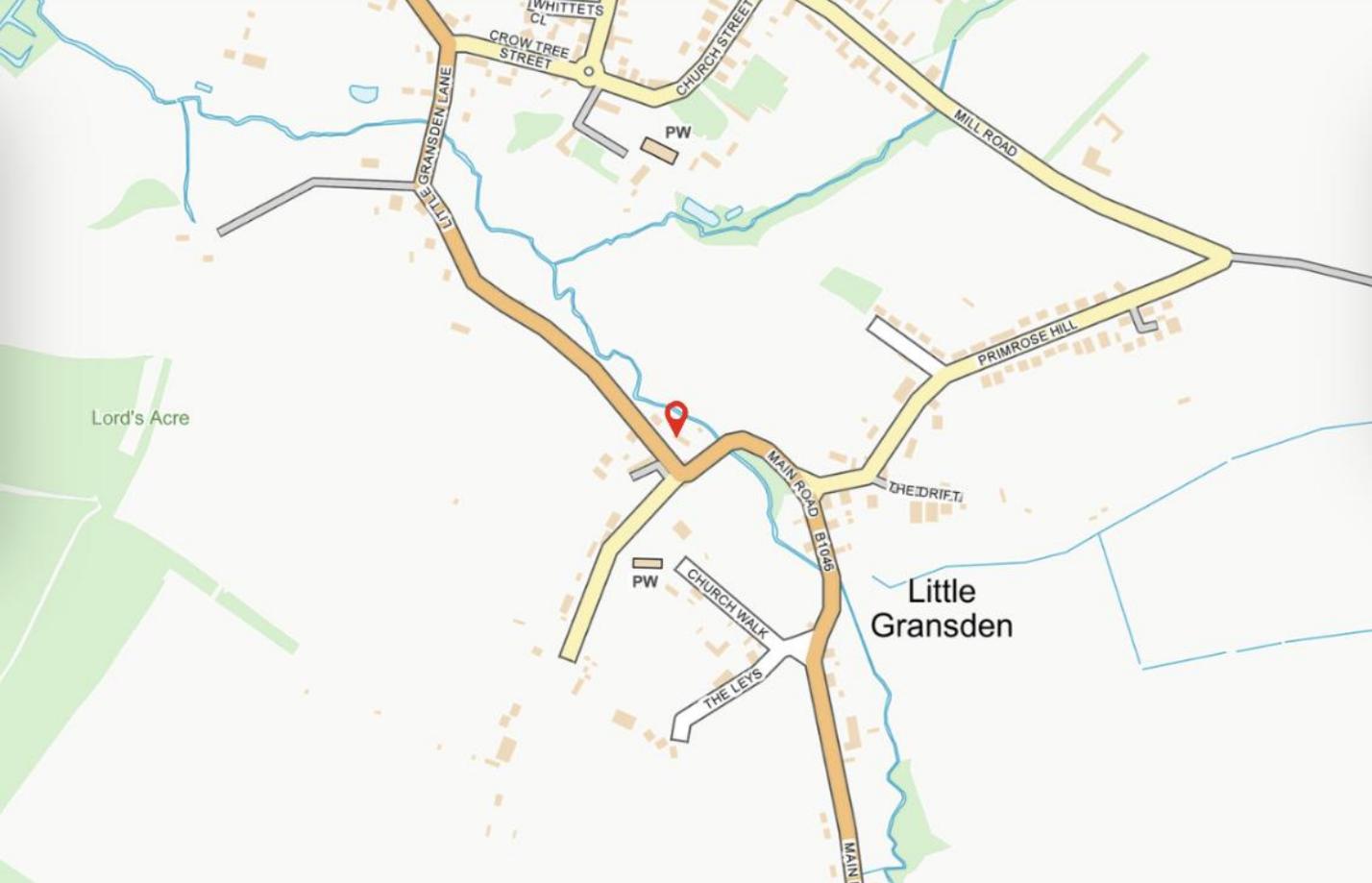
Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

At a Glance

- Electric fired central heating
- Boiler is located in the kitchen cupboard
- Grade II listed property
- Original cottage believed to date back to the year of 1632
- Generous roof space in the cottage, with the potential to add a loft hatch for further storage or convert into additional living accommodation (STP)
- Detached annexe is not listed
- Consumer unit is located in the entrance lobby
- Meter boxes located at the side of the property
- Pitched and generous roof space in the annexe, with the potential to convert into mezzanine style living accommodation (STP)
- There is underfloor heating in the annexe
- Council Tax Band: D (South Cambridgeshire District Council)
- Annexe Council Tax Band: A (South Cambridgeshire District Council)



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Little Gransden - A Serene and Characterful Village Setting

The village of Little Gransden is an enchanting setting rich with heritage and natural beauty. There is a significant presence of listed character homes and structures, including the iconic Church of Saint Paul and Saint Peter, which can be seen from the front garden of the cottage, as well as idyllic country roads and manicured greenspaces. The village is known for its two airfields, Little Gransden Airfield, which hosts an air and car show every year in the summer, and Gransden Lodge, which was formerly used by the RAF in WWII. The village benefits from the Chequers Public House and a village hall. Little Gransden was formed as a neighbouring settlement for Great Gransden, which offers a few additional amenities, such as a post office, village shop and Barnabas Oley Church of England Primary School, which is rated 'Outstanding' by Ofsted. Little Gransden is a village in South Cambridgeshire which lies between Bedford and Cambridge. The city of Cambridge can be reached in approximately 30 minutes via car, and the village offers easy access to major road links such as the A1(M) and A428. The nearest train stations can be found in Sandy and St Neots, and both provide regular journeys to London Kings Cross.

TO ARRANGE A VIEWING, PLEASE CONTACT TALISMAN PROPERTY AGENTS

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