



BASSINGBOURN MILL

Mill Lane, Bassingbourn, Cambridgeshire, SG8 5PP

Carter Jonas

BASSINGBOURN MILL, MILL LANE, BASSINGBOURN, CAMBRIDGESHIRE, SG8 5PP

- Cambridge - approx. 14 miles
- Royston Station - approx. 3.4 miles (Main line to Kings Cross London & Cambridge)
- Convenient to main road links

Most attractive tranquil tucked away spot • Unique home full of character & charm • Splendid established natural setting on the water's edge • Wonderful open plan spaces • Far reaching views • 3/4 Bedrooms • Garaging & ample parking • Viewing recommended to appreciate this truly special home

DESCRIPTION

A rare opportunity to acquire a unique home enjoying an established well cared for waterside setting providing an oasis for many local species including, resident Kingfisher.

The property offers well-presented living accommodation and some truly unique features plus wonderful mature grounds occupying a tucked away location yet being within reach of local amenities and commuter links.

The ground floor comprises: wide entrance hall, superb dining/sitting area, full-volume ceiling, large sky-light, farmhouse style kitchen with AGA, study, inner hall, built-in storage, three bedrooms, master suite with en-suite bathroom and interconnecting door to study, family bathroom with door to bedroom.

Basement, currently being used as workroom, having access to the front garden.

A HIGHLY INDIVIDUAL AND CHARMING GRADE II LISTED FORMER WATER MILL, BEING TIMBER FRAMED WITH WEATHER BOARDING HAVING A SLATE ROOF, EXPOSED BEAMS, TIMBERS AND A FINE EXAMPLE OF A PROJECTING LOFT HOIST (REFERRED TO IN PEVSNER 1970).



Stunning first floor living/study area running the entire width of the building, fireplace, full-volume ceiling, projecting loft hoist platform, French doors to rear roof terrace, views over water and grounds beyond.

OUTSIDE

Enclosed private landscaped front gardens, extensive gravelled area, mature beds, borders, ornamental box hedging, steps up to front entrance. To the rear, sweeping gravel driveway leading to ample parking area, timber building providing enclosed and open bays for two vehicles plus storage shed. Gated pathway leading to rear terrace facing onto Bassingbourn Brook enjoying wonderful views, lawn to side, extensive lawned area beyond, established varieties of trees including Willows, Ash, Birch, Lime, Hawthorne, Sycamore and Wild Cherry. The grounds run alongside Bassingbourn Brook and offer a superb natural environment for visiting wildlife extending to approximately 1.5 acres with an additional timber machinery storage shed.

LOCATION

Bassingbourn is a highly regarded village located about 3 miles north of Royston. The village is very well served with a local shop and post office, a pharmacy, hair dressing salon, public houses and garage as well as primary and secondary schooling and a sports centre. It is very convenient for Royston station (London Kings Cross 35 minutes).

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water & electric heating

Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the selling agents Carter Jonas 01223 403330





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