



Woodman House, Carlton Green
CB8 9LE



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Woodman House

Carlton Green | Carlton | CB8 9LE

Guide Price £595,000

- Grade 2 Listed 17th century detached cottage
- Beautiful mature gardens
- Accommodation extending to 1,950 Sqft
- Full of character and original features
- 3/4 Bedrooms, 3 Reception Rooms
- Rural setting with far reaching countryside views

The Property

A truly charming 3/4 bedroom, Grade II Listed detached home, occupying a idyllic position nestled away in a picturesque hamlet, surrounded by beautiful rolling countryside and enjoying stunning panoramic views.

The Setting

The property occupies a picturesque location in this small rural hamlet and enjoys breathtaking views over open farmland and countryside to front and rear and is located close to the larger village of Carlton. The university city of Cambridge is about 13 miles away and the horseracing town of Newmarket about 8 miles distant. The property is also conveniently placed for access to major routes including the A14 and A11 which links to the M11 motorway and Stansted Airport.

The Accommodation.

Woodman House is a truly charming Grade II Listed cottage and former Beer House, believed to date back to the 17th century. The property is well appointed and offers a be excellent degree of versatility having been cleverly and sympathetically extended by the current owners. In detail the accommodation comprises on the ground floor of a side Entrance Hall with attractive tiled flooring and built in storage, with a Cloakroom set off the hallway with low level WC, and a Shower Room fitted with a walk-in shower cubicle, hand basin, storage cupboard . There is useful Utility room, with space and plumbing for washing machine and space for tumble dryer. The re fitted Kitchen/Breakfast Room is finished to and extremely high quality and is fitted with a range of modern fitted base and wall mounted units, granite worktops with inset double ceramic sink and separate preparation sink, freestanding dual fired range with extractor over., exposed beams, tiled flooring, walk-in pantry cupboard. The Living Room boasts a wealth of exposed beams, fireplace with wood burning stove, exposed brickwork and bressummer beam, front entrance door, door with stairs leading to the first floor. The Dining Room, again boasts an array of exposed beams, attractive fire fireplace with wood burning stove and exposed brick surround. A Rear Hallway leads to a Garden Room/Bedroom 4, with double aspect room with windows to front and back, a fireplace with gas fired wood burner and bressummer beam, pair of French doors leading to the rear garden.

On the first floor, a landing area with useful eaves storage provides access to three bedrooms, including Bedroom 1, with sloping ceilings, a dormer window to the front aspect, and benefitting from a Ensuite Shower Room with walk-in shower, a





hand basin, low level WC. Bedroom 2, with sloping ceilings, large built-in cupboard, dormer window to the front aspect. Bedroom 3, with sloping ceilings, built-in cupboard, dormer window to the front aspect.

Outside

The property sits on a generous and mature plot, with is an attractive cottage garden to the front with established hedge, shrub and flower borders. A driveway to the side, accessed a pair of gates provides off road parking for as well as access to a detached garage with electric up and over door. Thers a useful attic storage area and a pedestrian door to the side giving access to the rear garden

The attractive, mature rear garden has been lovingly landscaped and is mainly laid to lawn with a paved patio area and a raised timber decking. There are a variety of mature trees, shrubs and well stocked flower borders, timber work shop and storage shed, summerhouse, vegetable garden with raised beds, The is side access to both sides providing access to the front of the property and the garden benefits from open countryside views to the rear.

Services

Electric Supply – Mains
 Water Supply – Mains and private well
 Sewerage - Private Septic Tank
 Heating sources - Oil fired heating and wood burners .
 Broadband Connected – Yes

Tenure – Freehold

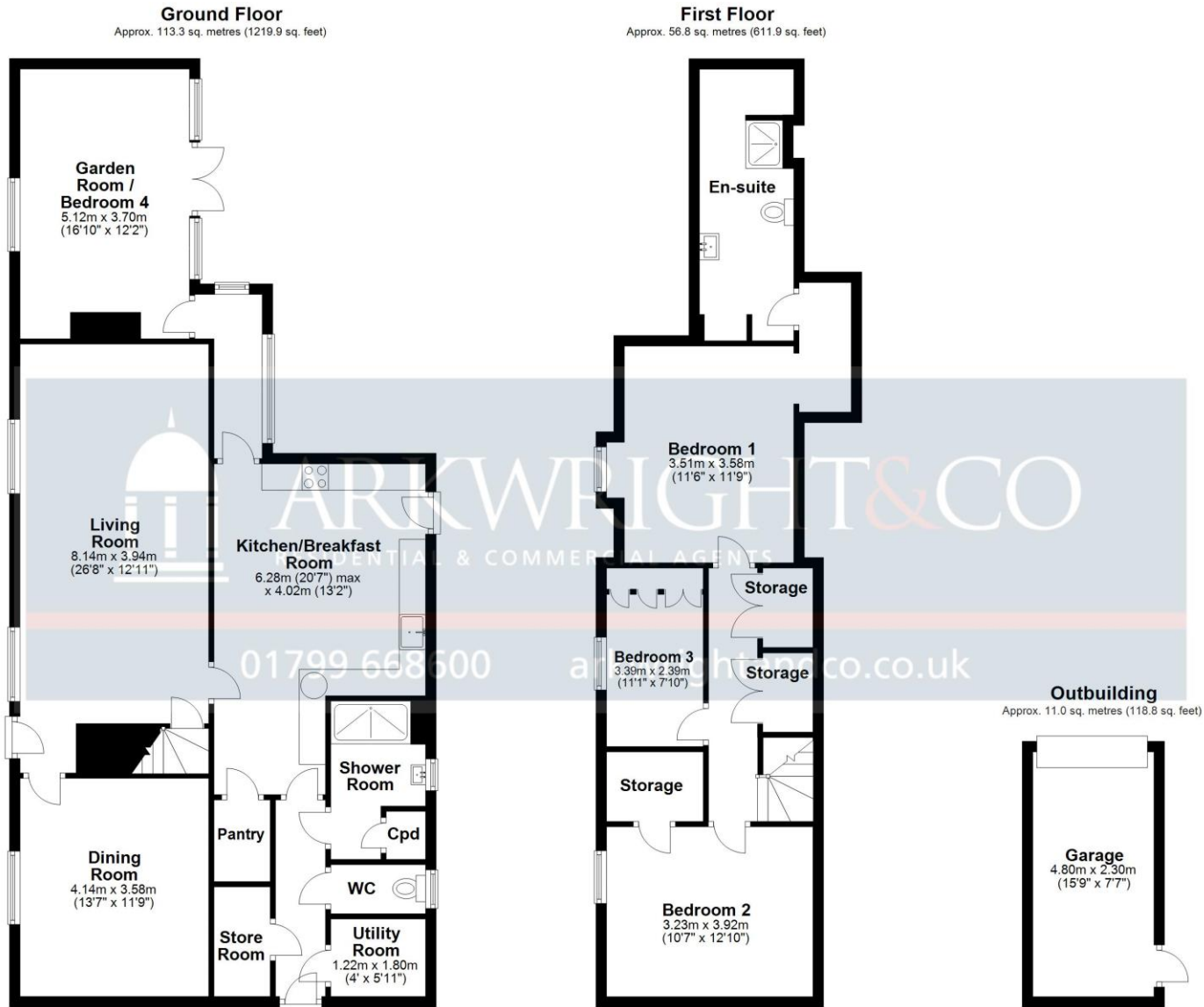
Property Type – Grade 2 Detached Cottage

Property Construction – Brick and timber frame

Local Authority – South Cambridgeshire District Council

Council Tax - E





Total area: approx. 181.2 sq. metres (1950.6 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: 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 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.



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