



The Coach House, Mill Lane

Royston

Guide Price £800,000





The Coach House

Mill Lane, Royston

Ensum Brown offer for sale this 6 bedroom detached home in Bassingbourn, with an annexe, 3 reception rooms, a kitchen/diner, 4 baths, a garden, double garage, and solar panels.

- A Unique 6 Bedroom Detached Home in a Beautiful Location
- Three Reception Rooms
- Self Contained Annexe
- Double Garage
- Spacious Open Plan Kitchen Diner
- Generous Rear Garden Backing onto a Mill Stream
- Located in a Sought After Village Location
- Solar Panels
- Living Room Features Vaulted Ceilings
- Potential to Add Value

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Property Insight

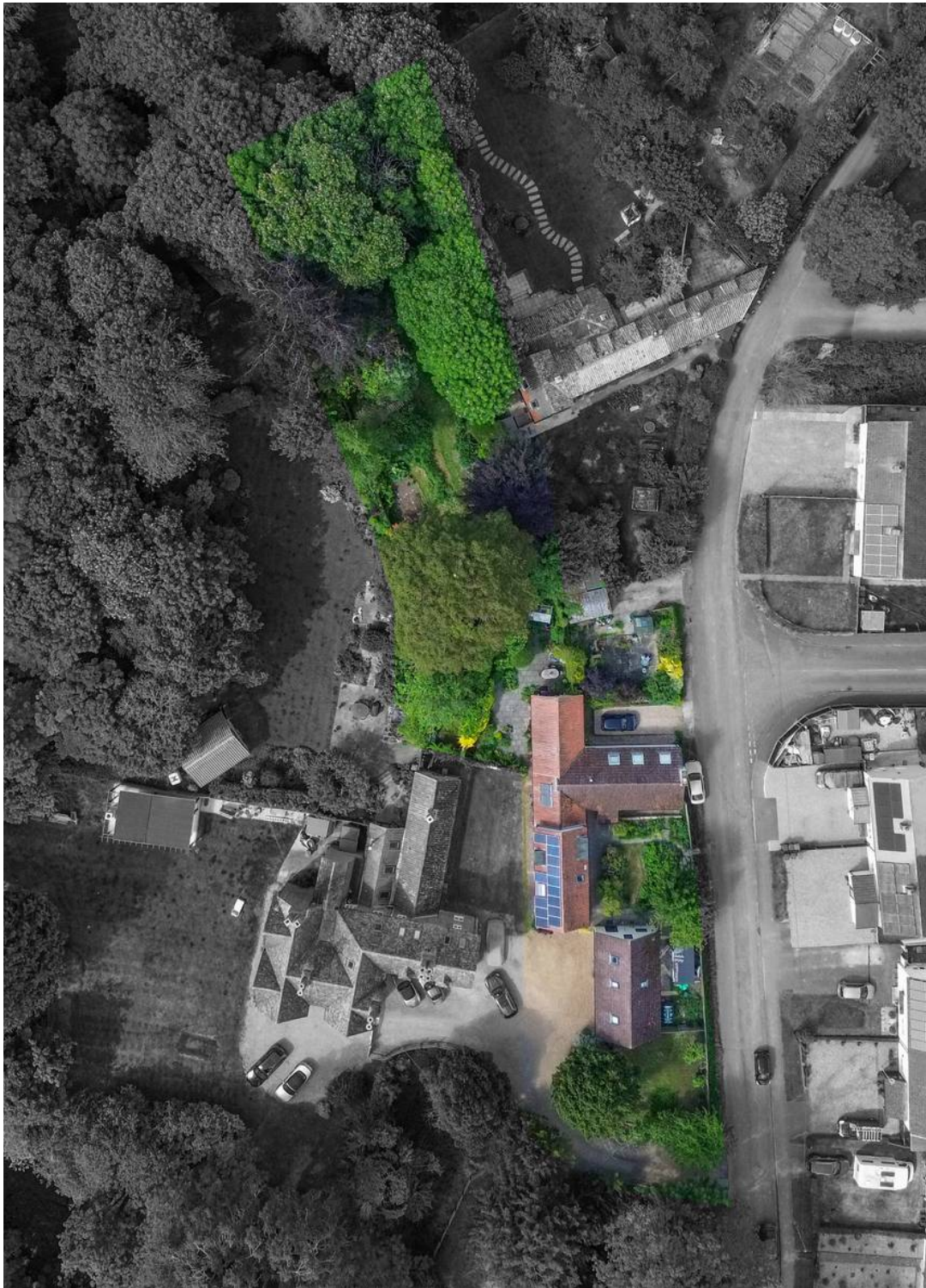
We are delighted to offer for sale this unique 6 bedroom detached family home in a beautiful location in Bassingbourn. This property is in a sought-after Cambridgeshire village location and the main house enjoys 3 reception rooms, a spacious open-plan kitchen/dining room, a downstairs shower room, a lounge with vaulted ceilings, a store room, 4 well-proportioned bedrooms, a family bathroom and en-suite to the primary. The additional self-contained annexe comprises a kitchen, bathroom and 2 bedrooms, as well as a double garage. The property also benefits from a generous rear garden backing onto a mill stream, solar panels, and driveway parking for multiple vehicles.

This stunning detached property enjoys excellent kerb appeal, with an attractive and beautifully presented frontage, well-kept front gardens, borders and beds of pretty plants, mature trees, including fruit trees and shrubs, gated access to the side of the house, access to the self-contained annexe, and off-road parking for multiple cars. Upon stepping inside, the entrance hallway is wide, bright and welcoming, enjoying windows to a dual aspect, wood flooring, recessed lighting, lots of room for furniture, stairs to the first floor, and doors through to the downstairs living space, including a large study with double sliding doors to the front, and a downstairs shower room.

The kitchen/breakfast room is a truly excellent space, benefiting from 2 sets of bi-fold doors and 3 windows to a triple aspect, a range of modern base and wall units, laminate worktops, a large kitchen island/breakfast bar, tiled flooring and splashbacks, inset, pendant and under-cabinet lighting, an integrated double oven, a dishwasher, a fridge/freezer, a hob and an extractor fan, and space for a large dining setting and storage furniture.

The lounge is equally an exceptionally large space, benefiting from stunning vaulted ceilings, windows to a front and side aspect, Velux windows, a fireplace, carpets, spot lighting, and vast amounts of space for lounge and storage furniture.





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The primary and fourth bedrooms can be found on the ground floor, with the primary enjoying built-in wardrobes and its own en-suite bathroom, comprising a bath with a shower attachment, a WC, a bidet and a hand wash basin. Upstairs to the first floor, there are 2 further well-proportioned bedrooms, integrated storage and a shared family bathroom, comprising a bath with a shower, a WC and a hand wash basin.

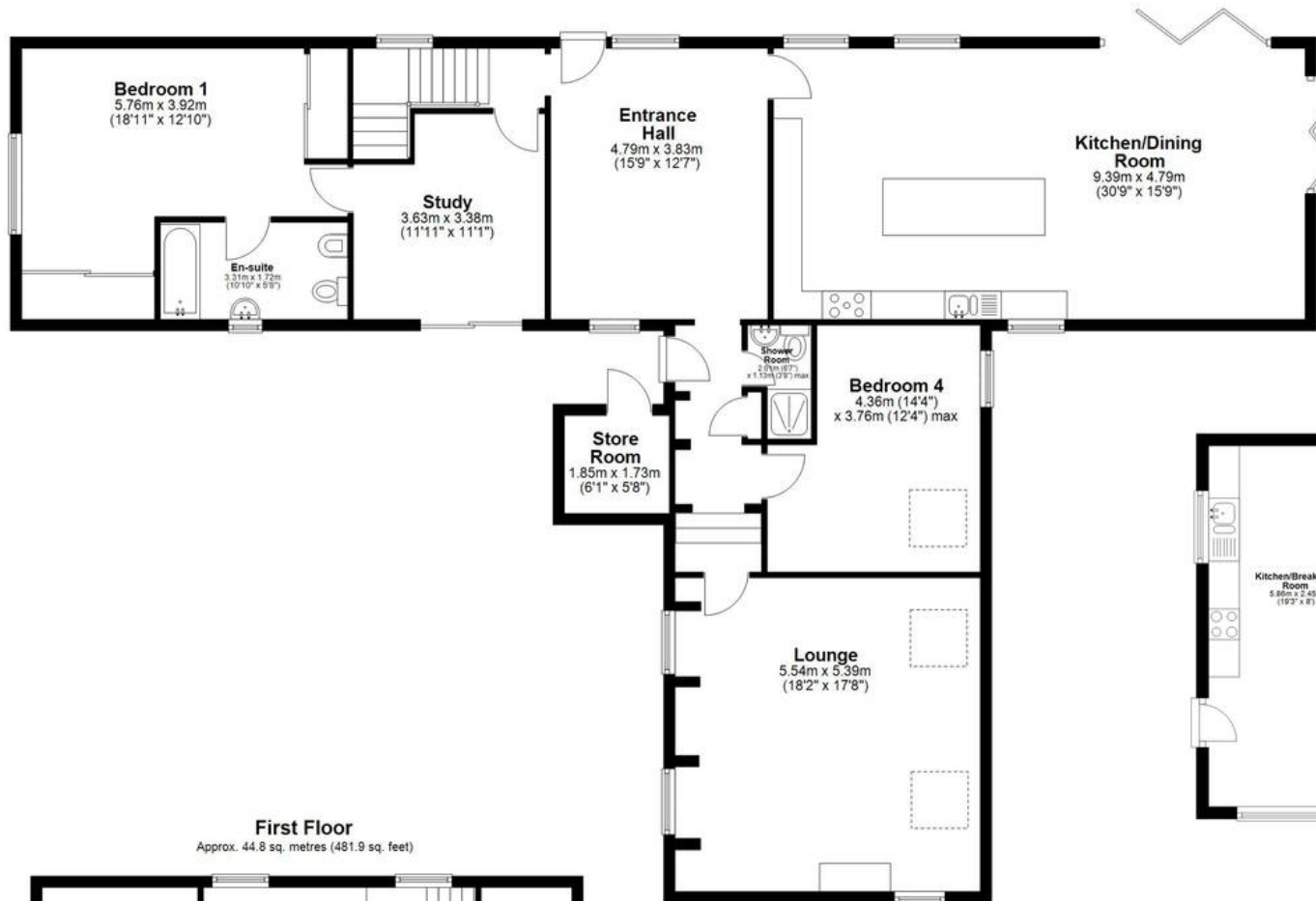
Inside the self-contained annexe, a dedicated entrance hallway provides access through to the garage, and to the downstairs annexe space, stairs to the first floor and generous under-stairs storage. The kitchen/breakfast room is spacious and bright, with access to the gardens, and space for a suite of appliances and seating. There is a downstairs bathroom, and 2 further well-proportioned bedrooms on the first floor.

Outside, to the rear, the extensive gardens are incredibly beautiful and versatile, fully enclosed by fencing, backing onto a pretty mill stream, and offering multiple areas of interest or places to sit and nature. The main garden is laid mainly to lawn, with a large patio space providing room for garden furniture, cooking meals al fresco and entertaining guests. There are stunning borders of established plants, trees, flowers and shrubs, including fruit trees and shrubs, access to various sheds and a greenhouse, and plenty of scope for new owners to put their own stamp on things.

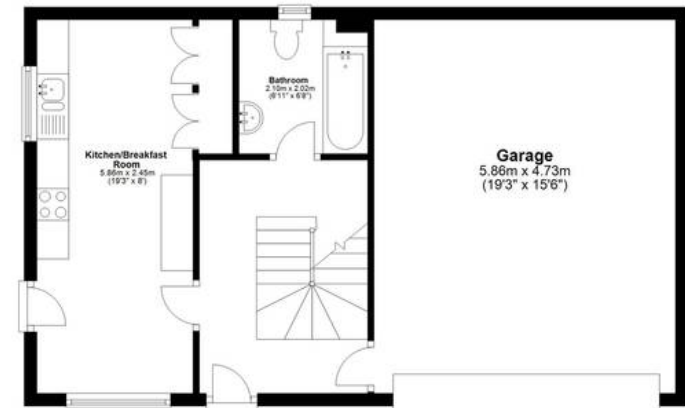




Ground Floor
Approx. 166.3 sq. metres (1789.9 sq. feet)



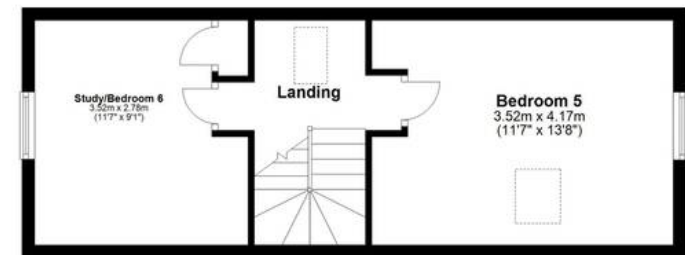
Annexe Ground Floor
Approx. 58.0 sq. metres (624.6 sq. feet)



First Floor
Approx. 44.8 sq. metres (481.9 sq. feet)



Annexe First Floor
Approx. 35.4 sq. metres (380.6 sq. feet)



*Main area: approx. 211.1 sq. metres (2271.8 sq. feet)

Annexe : approx. 93.4 sq. metres (1005.2 sq. feet)



Ensum Brown

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