



PEAR TREE COTTAGE, PIERCE LANE, FULBOURN



Guide Price: £1,000,000

Pear Tree Cottage is a stunning, 4 bedroom detached character property in an established position in the village of Fulbourn. The property is being offered with a large mature rear garden.

Features

- ✓ Superb Location
- ✓ No Onward Chain
- ✓ Large Rear Garden
- ✓ Garage
- ✓ Character Property
- ✓ Rarely Available



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This is a fabulous opportunity to acquire one of the most sought after properties in Fulbourn. Pear Tree Cottage is an established character property located on Pierce Lane, just moments away from the High Street. This is a rare opportunity to purchase, with the property last being on the market in 1952.

As you enter the property there is an entrance hall with door leading to living room on the left and door to the kitchen/dining room on the right, the kitchen/dining area has a range of wall and base units, along with storage cupboards and a beautiful feature fireplace, along with a utility/laundry cupboard. The ground floor further comprises, garden room (that can be used as an additional bedroom) with French doors leading to the rear aspect, study area with window to side aspect, modern shower-room with WC and wash basin.

The First Floor comprises 4 good sized bedrooms, with the fourth featuring French doors with with a roof terrace, the principle bedroom and bedroom 2 both have access to a jack and jill shower room, there is also a further family bathroom on the first floor with bath tub and shower over, WC and wash basin, window to rear aspect.

Outside

To the front of the property, there is a driveway with parking for a couple of vehicles. Behind this is the old barn, which would make a large garage, or outbuilding (STP).

Gated access through to the decorative rear courtyard style garden, with a selection of shrubs and fruit trees. To the end of this section, a gate takes you through to a larger part of the garden which is mainly laid to lawn with mature bushes and shrubs.

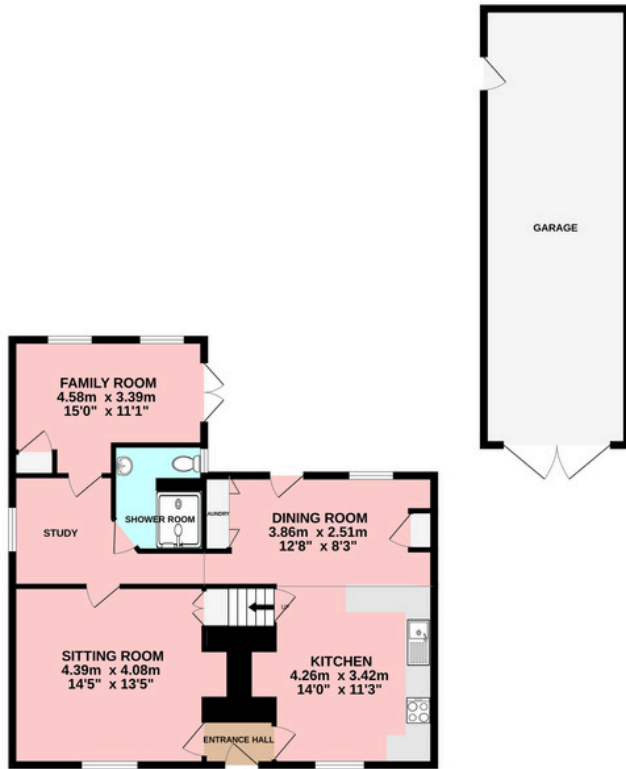
Fulbourn

The village of Fulbourn is 2 miles east of Cambridge city and has a mixture of local shops and amenities on the bustling high street. These include a Co-op convenience store, family run butchers, fruit and veg shop, hairdressers, Beauty Salon with gift Shop, Eco Bee children and eco-product shop, cafe, Stir bakery, antique shop, piano shop, used-car forecourt and takeaways. There are 3 pubs serving the village, The Six Bells, The White Hart and finally The Hat & Rabbit. There is also a Village Library located on Haggis Gap. Fulbourn Health Centre is also located on Haggis Gap. This vivacious village is an attractive destination with a distinct community feeling and reminiscent of a classic English village. Fantastic position to the city centre but with all the benefits of being in a popular and idyllic location.

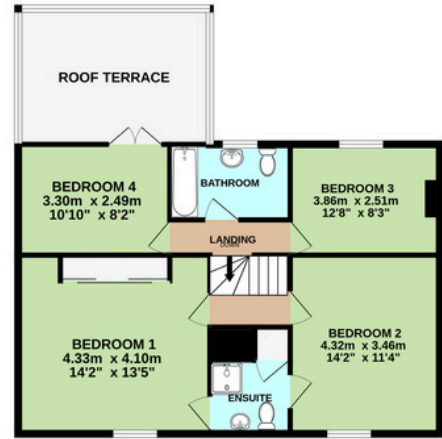
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long walks and enjoying the wildlife in the Fen. Furthermore, The Fulbourn Greenway will be an active travel route to make it easier for walkers, cyclists and horse riders to travel from Fulbourn into Cambridge.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

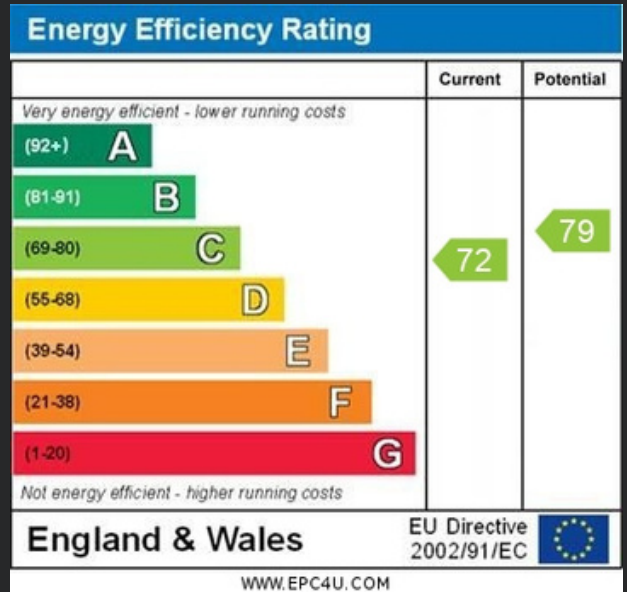
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: FREEHOLD
 EPC BAND: C
 COUNCIL TAX BAND: F
 LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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