



HARVEY ROBINSON

£775,000  
70 High Street  
Toseland, PE19 6RX

MULBERRY COTTAGE  
70 HIGH ST



- 3 Double Bedroom Detached Character Home
- Grade II Listed Thatched Cottage
- Beautiful Grounds in Excess of 1 Acre
- Views over Open Farmland

- Double Garage with Office Above
- Exposed Beams & Inglenook Fireplace with Wood Burner
- Semi-Rural, Popular Village Location
- Excellent Access to London and Cambridge





## PROPERTY SUMMARY

Harvey Robinson estate agents are pleased to offer for-sale this DELIGHTFUL 16th CENTURY, DETACHED THATCHED COTTAGE with BEAUTIFUL LANDSCAPED SOUTH FACING GARDENS set in over an ACRE of GROUNDS, featuring a DOUBLE GARAGE with Office Space over and potential for ANNEX CONVERSION (STPP) plus a Natural Pond complete with Ducks and STUNNING FIELD VIEWS over FARMLAND. A wealth of original period features including timber beams, Inglenook Fireplace and wood burning stove plus vaulted bedroom ceilings. Briefly the property also comprises, Entrance Hall, Large Kitchen/Breakfast Room, Cloakroom/Utility Room, Dining Room, Sitting Room and Garden Room.



## INTRODUCTION

Offered with No Chain, harveyrobinson are pleased to Offer For Sale this Delightful Semi-Rural, 16th Century Detached Thatched Cottage with Beautiful South Facing Landscaped Gardens, set in over an Acre of Grounds, featuring a Double Garage with Office Space over (potential for an Annex Conversion - STPP), a Natural Pond complete with Ducks! and Stunning Field Views over Farmland.

Mulberry Cottage occupies a superb location, set back from the High Street with gardens and grounds of over an acre. Dating from the 1500's, the property has been greatly improved and extended over the years to create an outstanding family home. Benefiting from a wealth of period features and two staircases to the first floor, the property provides all the conveniences of modern living whilst retaining all the charm of the original building, plus there is much scope for further development.

Since moving in the owners have updated the exterior with a spacious, smart paved driveway, two patio areas with beautiful Indian Slates and taken a great pride in restoring the natural pond, complete with 3 pairs of Ducks and their own Duck House!

Internally the property has been decorated through, the Bathroom and Shower Room have been upgraded to a high standard with underfloor heating and water pumps, there is LPG supplied central heating complete with a new boiler, plus an Inglenook Fireplace with Wood Burning Stove in the Sitting Room making for cosy cottage life. This then opens out to the Garden Room with amazing views over Farmland to the Rear (South). Upstairs the bedrooms benefit from oak beams to vaulted ceilings completing the authentic period features.

## LOCATION

Located within easy access to the pretty Riverside Market Town of St Neots and Train Station (4.5 miles) with Fast Train to London Kings Cross (less than 40minutes). Also, just 17miles from the World renowned University City of Cambridge, this is an ideal spot for Commuters, being well served by road or rail with the A1 at St Neots providing access to London, the Midlands and the north. The A428 provides good access to the M11 at Cambridge providing access to the M25 and the south.







## FAQS

Tenure: Freehold

Original Property Built: Circa 16th Century

Onward Movements: Moving out of Area, No Chain.

Rear Garden: South Facing

Primary School: Offord

Secondary School: Longsands

Private School: Kimbolton

Council Tax: Band E

Loft: Partially Boarded in two separate lofts.

Boiler: Less than 1 Year Old

Bathrooms: Less than 1 Year Old

What3Words Location: scorpions.fantastic.laugh

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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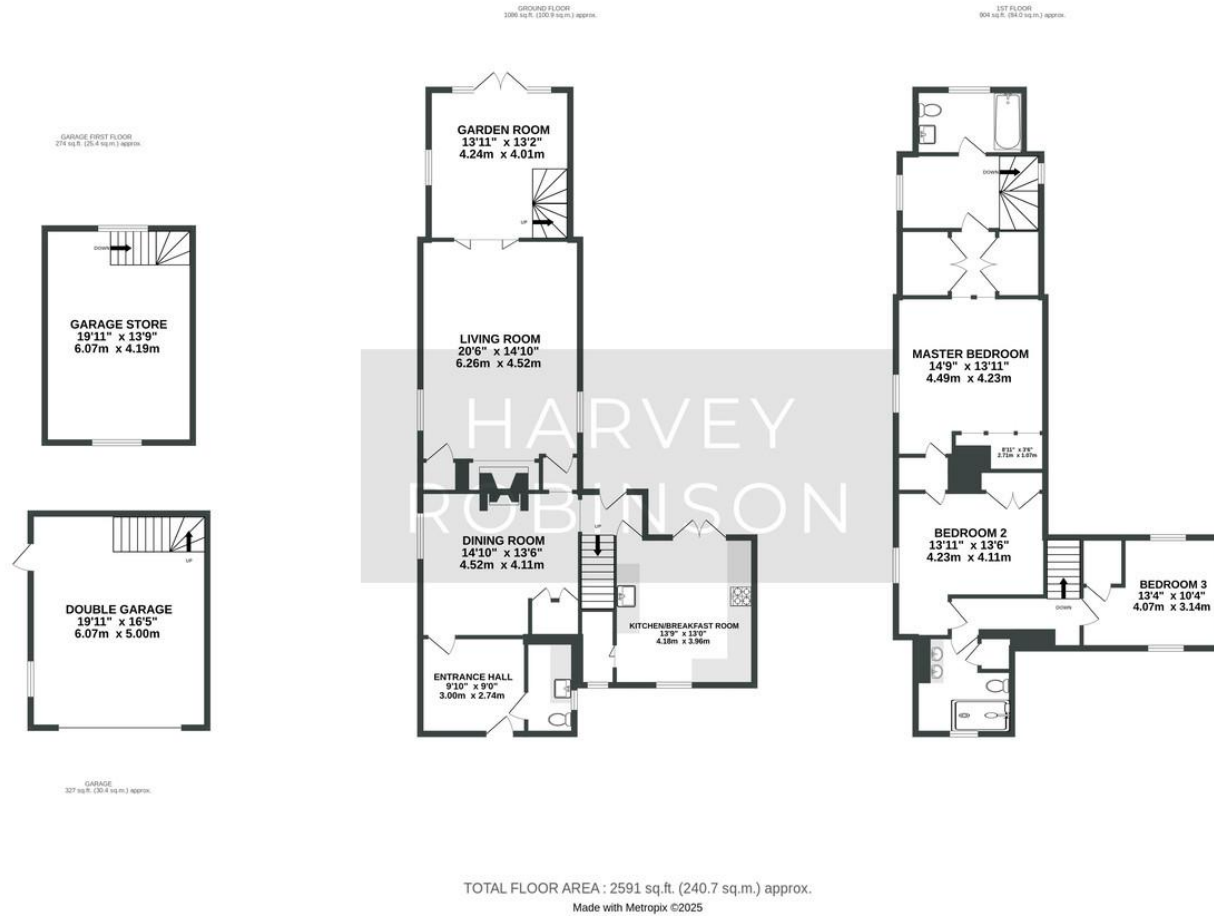
5.0 Star Google Review Rating







## FAQs



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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