



Unicorn Cottage
12 Old School Lane | Whittlesford | Cambridge | Cambridgeshire | CB22 4YS

FINE & COUNTRY

UNICORN COTTAGE







KEY FEATURES

Charming Historic Cottage near Cambridge in a Vibrant Village.

This enchanting historic cottage is nestled in a thriving village within easy reach of Cambridge and is a treasure trove of period features that exude timeless charm.

Upon crossing the threshold through the inviting porch, you'll be greeted by the charm of exposed beams and inglenook fireplaces in both of the welcoming reception rooms. The living room also boasts an original ornate plaster frieze, and its glazed doors open to a delightful patio, perfect for hosting gatherings and enjoying al fresco dining. A convenient shower/cloakroom is nestled between the reception rooms, adding modern functionality. The well-equipped kitchen breakfast, featuring an Aga, seamlessly connects to the garden, making it easy to bring the outdoors in.

Upstairs, you'll discover three generously sized bedrooms, all served by a spacious family bathroom that ensures comfort and convenience for the whole household. There is planning permission granted to add an en-suite to Bedroom Two.

Outside, the south-west-facing rear garden is a sun-soaked haven throughout the day. Mature shrubs and trees provide both privacy and a serene atmosphere, creating a peaceful oasis. An expansive outbuilding not only offers ample storage space but also extends into a covered area, allowing you to enjoy outdoor living year-round. The generous lawn and patio provide additional space for relaxation and recreation.

Parking is currently provided on the gravel drive at the front of the property, and there's ample room for the addition of a gated driveway if desired.

For those with expansion or multigeneration living in mind, planning permission has already been secured for a one-bedroom annexe to go alongside the existing outbuilding. Plans for this consist of a 40sq metre, one bedroom, one bathroom annexe with a kitchen/dining area. There is also plans for privacy fencing and enhancements to the front path, front door, and internal porch door.

This historic cottage is not just a home; it's a slice of history waiting to be cherished.













SELLER INSIGHT

“The bustling village of Whittlesford is within easy reach of the beautiful city of Cambridge and contains a full range of excellent amenities. Set within the heart of the village is this delightful, historic, thatched cottage, parts of which are over five hundred years old. The cottage has been the much-treasured family home for its owner, Nigel, who has lived here for twenty-four years.

“The cottage in this setting ticked all my boxes when first I came to view and, although in need of lots of T.L.C. I found it totally enchanting, with an obvious potential to suit my family. Exposed oak timbers and beams, wonderful inglenook fireplaces alongside the harmonious connectivity between rooms, all add to its charm. With its generous number of windows, the cottage also enjoys lots of natural light. Since coming to live here, I have undertaken many tasks to renovate and enhance the fundamental uniqueness of the cottage, whilst also adding to its comforts and practicality, all undertaken taken with care to respect its history and charm. There is so much fascination living here, and the cottage can reveal interesting aspects of its past, one being the embedded lion and unicorn feature, hence the name of the cottage. It is very much a home which loves to welcome friends and family and there have been many social gatherings throughout the years.”

“The cottage sits within its pretty garden, mainly laid to lawn, but with two productive vegetable patches. There are delightful peaceful and convenient areas in which to relax or enjoy al fresco dining.”

“Everything required is close a hand within this vibrant village. There is a primary school, with transport to other education establishments being provided. There are sports amenities here and our local pub, the Tickell Arms, is renowned within the area and does serve excellent food. The stunning city of Cambridge is very close which, apart from its magnificent architecture, is where many cultural activities take place. Both the road and rail network are first class, and it is very easy to journey into London. In addition, close by is Duxford Imperial War Museum which is a fascinating place to visit.”

“It will be with mixed emotions when I say farewell to this wonderful cottage. I have fully embraced its quiriness and its historic past but do feel a sense of pride in bringing the cottage back to life for it to become the special home in which it has been a delight to live in.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













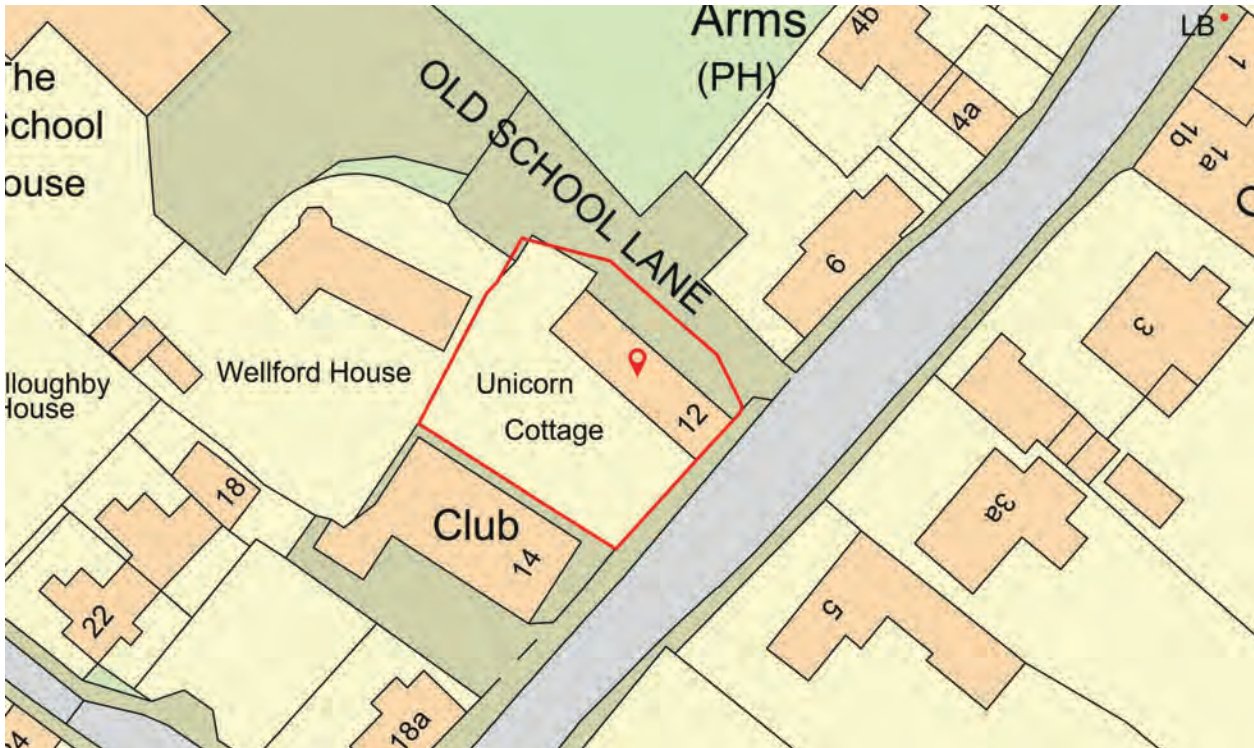




Village Information

Whittlesford is a vibrant village boasting key amenities such as a post office, village shop, and two pubs. Its excellent connectivity, facilitated by a mainline train station offering regular services to Cambridge, London Liverpool Street, and Stansted Airport, enhances accessibility for residents. The village is socially active with numerous societies, clubs, and sports teams, fostering a strong sense of community. Additionally, Whittlesford is home to an OFSTED-rated 'Good' primary school, which feeds into the well-regarded 'Good' Sawston Village College, ensuring a continuum of quality education.

INFORMATION



- Historic Cottage
- Period Features
- Excellent Access to Cambridge / London
- South-West-Facing Garden
- Expansive Outbuilding
- No Onward Chain

Agents Notes

Tenure: Freehold

Year Built: Circa 1450

EPC: Exempt - Grade II Listed

Local Authority: South Cambridgeshire District Council

Council Tax Band: E

Fully Re-Thatched in 2021

Planning Permission Reference Number:

22/04199/HFUL

22/1277/TTCA

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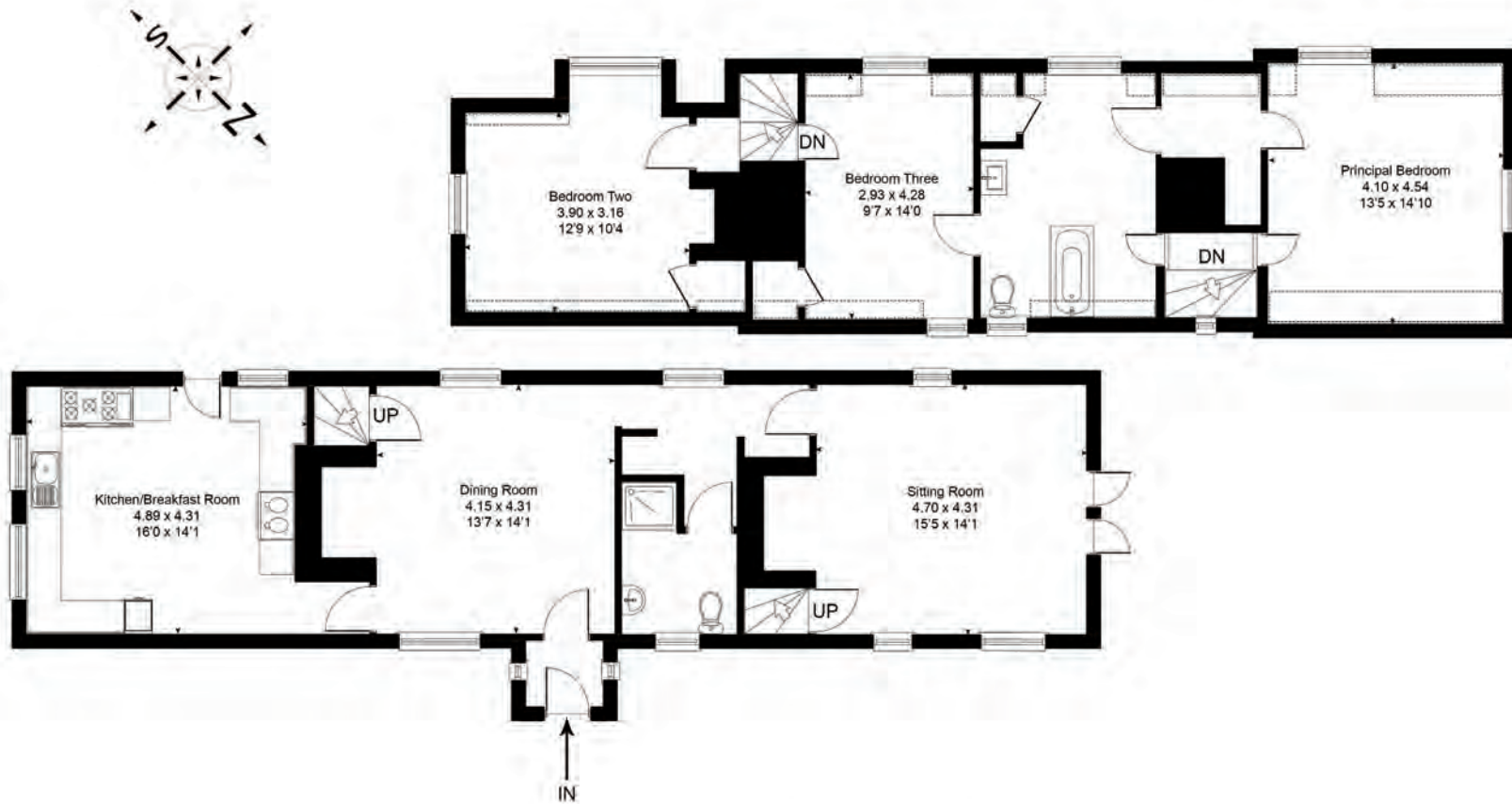
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Unicorn Cottage, Old School Lane, Whittlesford CB22 4YS
 Approximate Gross Internal Area = 155 m² / 1668 ft²

 = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2023



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