



Exceptional opportunity to create a truly one off home.

The Church, 70A North Street, Burwell, Cambridge, CB25 0BB

£425,000 Freehold

savills

Planning consent to convert into a residential home • Opportunity to create a truly unique home • No onward chain • Beautiful Church dating back to 1862 • Full planning in place 20/00806/FUL

Local information

- The Church is situated towards the western edge of the village of Burwell - a well-served and much sought-after attractive East Cambridgeshire village with a good range of local amenities - including a Co-operative store, newsagents, coffee shop, fish and chip, chinese and indian takeaways, restaurant, butchers, bakers, beauticians, museum, village college, private nursery and post office. Wicken Fen, The National Trust property is one mile away and easily accessible for Cycling/Walking/Outdoor activities.

- Primary schooling is provided in the village, with secondary schooling in either nearby Bottisham (approx. 6.3 miles) or Soham (approx. 6 miles).

- More extensive shopping facilities are available in the nearby horseracing town of Newmarket (approx. 5 miles) including a Waitrose supermarket, or the University City of Cambridge (approx. 12.5 miles) providing a comprehensive range of shopping, recreational and cultural facilities together with a selection of independent schools for all age groups.

- Well positioned for access to East Anglia and beyond, the A14 Newmarket junction is (approx.) 3 miles, providing access to Huntingdon and the A1 and the East coast ports, whilst the A11 is approximately 7 miles providing access to London and Stansted Airport via the M11.

All distances and times are approximate.

About this property

The Church offers a fantastic and beautifully unique conversion opportunity for admirers of historic property that offers the potential to provide all the benefits of modern living. The Church itself, designed by renowned Cambridge Architect R.R. Rowe, dates back to 1862, has been beautifully maintained and features stunning masonry work externally and carpentry internally.

The property comes to the market with planning permission already in place (20/00806/FUL) to convert this already eye catching building from office to residential use. The detailed plans and drawings are on offer to any new owner. The current owners, together with BCR Infinity Architects, have created a truly exceptional vision for a stunning and beautiful home.

The plans detail a two floor layout, with a compelling mix of period features and modern touches throughout the property. Your front door leads in to the entrance hall and on in to the show piece vaulted living area with its sweeping staircase leading to the first floor mezzanine. From here, there is also a direct view of the luxurious open plan living space spanning the entire length of the property to the kitchen area at the back. The very generous kitchen/dining area offers views across the





gardens with access via new French doors. The kitchen plan also provides the benefit of a larder and rear utility/boot room. There is a guest bedroom in place on the ground floor with its own en suite.

The first floor plans have set for a further two bedrooms to be in place – plus a seating area and office space that could provide a further bedroom/bathroom subject to purchasers requirements.

The main bedroom is sure to impress with its own dressing room and en suite and impressive circular stained glass windows. The additional bedroom is of double size, with a further bathroom to be installed.

Outside, the private drive from the North Street access is planned to provide parking for two cars minimum. The gardens themselves encompass the property and professional landscape designs have been commissioned to create an oasis to enjoy whilst offering a private and enjoyable outside space.

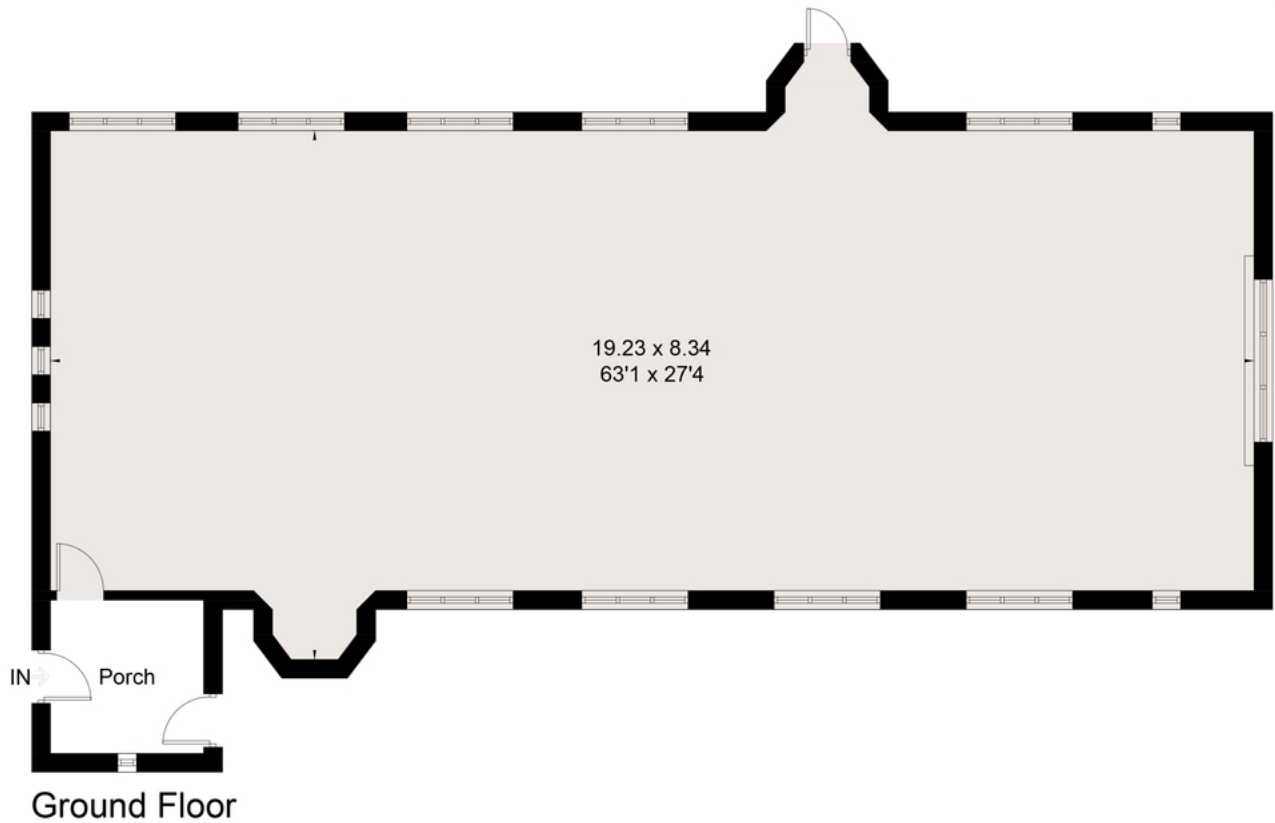


Tenure
Freehold

Energy Performance
EPC Rating = E

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills

Approximate Area = 151 sq m / 1625 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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