



CENTURY 21

£450,000

BROOK STREET, SOHAM, CB7



**PROPERTY
BROOK STREET, SOHAM, CB7**



A significant and historic grade II listed cottage on the market for the first time in over 50 years. Over the years this inviting home has been lovingly maintained and enjoyed by various family members. The time has come for the current owner to move on to a property more manageable as this home is now at the point where some renovation work is needed throughout.

The property is believed to be dated back to the 16th century with the cottage retaining some of the original features, including a beautiful inglenook fireplace.

The accommodation is currently divided into 2 cottages with an interconnecting door on the first floor. Both properties have separate access with each having their own front and back entrances.

Both cottages have generous and very versatile accommodation arranged over 3 floors. The main house even includes its own dark room!

Outside there is the benefit of a double garage and plenty of storage. The cottage gardens are enclosed, private and generous in size.

The cottage is located on the edge of the village with views overlooking fields, there is a footpath into the village centre with a pleasant 10-minute walk where the high street offers all the necessary amenities.

Soham is approximately 7 miles from both Ely and Newmarket with good access to the A14, Ely has a mainline station into both Kings Cross and Cambridge.

This is a property that really must be viewed to appreciate all that it has to offer.





**PROPERTY
BROOK STREET, SOHAM, CB7**

AT A GLANCE:

- Double garage
- Fantastic views
- Generous plot
- Grade 2 listed property
- Inglenook fireplace
- Requires renovating throughout
- Scenic walk into the village centre
- Separate self-contained cottage
- Traffic free location
- Versatile living accommodation



ROOM SIZES:

COTTAGE 1

FRONT PORCH 3.21 X 5.4m
HALLWAY 4.72 X 1.07m
SITTING ROOM 4.09 X 5.25m
STUDY 3.36 X 3.86m
DARK ROOM
KITCHEN 4.54 X 3.86m
FAMILY ROOM AND BACK 4.54 X 3.86m
ANOTHER ROOM 3.72 X 3.35m
UTILITY ROOM 2.54 X 3.43m
BATHROOM 2.23 X 4.31m
BED 3 2.97 X 3.09m
WC
BED 1 4.05 X 6.22m
BED 2 4.69 X 4.21m

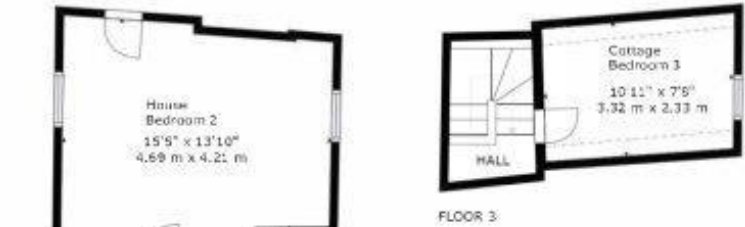
COTTAGE 2

SITTING ROOM (COTTAGE) 3.36 X 5.34m
KITCHEN (COTTAGE) 2.87 X 3.06m
BATHROOM (COTTAGE)
WC (COTTAGE)
UTILITY ROOM (COTTAGE) 1.78 X 4.27m
BED 1 (COTTAGE) 3.17 X 6.22m
BED 2 (COTTAGE) 3.54 X 2.44m
BED 3 (COTTAGE) 3.32 X 2.33m
ATTIC (COTTAGE) 2.35 X 4.73m

GARAGE 9.24 X 4.60m



BROOK STREET, SOHAM, CB7





CENTURY 21