



Glebe House South Street, Litlington

Royston

In Excess of **£1,075,000**



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Litlington, Royston

Ensum Brown are delighted to offer for sale this wonderful family home in the village of Litlington. With accommodation over 3000sq ft, this property sits in 1/3 acre plot and enjoys 5 bedrooms, 5 reception rooms, 3 bathrooms, outbuildings, commercial potential, and stunning countryside views.

Council tax band: F

Tenure: Freehold



Property Insight

Ensum Brown are delighted to offer for sale this wonderful detached family residence in the highly sought after village of Litlington. With accommodation in excess of 3000sq ft, this stunning property sits in approximately a third of an acre plot and enjoys 5 bedrooms, 5 reception rooms, 3 bathrooms, outbuildings, generous private gardens, commercial potential with a current salon, and stunning views into the surrounding open countryside.

On approach, Glebe House offers a captivating frontage, set back from the road with a long driveway providing space for multiple vehicles. There are mature trees, flower borders, and hedges running along either side, as well as a gate through to the side and rear of the property.

Once inside the entrance hallway, the high quality seen throughout is remarkably clear with attractive neutral colours, dark wood flooring and glass panelled windows doors opening up to an inner hallway. There are stairs to the first floor, storage cupboards, access to the rest of the property, as well as a cloakroom with WC and hand wash basin. Off of the entrance hallway, there is a door through to a large work room that the current owners have been using as a salon. It's a very versatile space with a large window to a front aspect, storage, hand wash basin and WC.

The kitchen/dining room is a wonderfully bright and attractive space, with an extensive range of blue base and wall units, granite worktops, 4 windows to a triple aspect, inset spotlights, tiled splashbacks, tiled flooring, integrated fridge/freezer, and space for a range oven with an extractor over, dishwasher, wine cooler, other small appliances, and a large dining table chairs and further storage. There is a door through to a play room, but with versatility of use, which enjoys 4 windows to a triple aspect, tiled flooring, space for a variety of furniture, and access through to the side garden. A large utility room, with a butler sink and further base and wall units, provides space for larger kitchen appliances and access through to the rear of the property, the garden, a large study with another set of stairs to the first floor, and a magnificent conservatory.





The conservatory is truly a stunning space with beautiful green PVC windows and doors, a pitched glass roof, bar area, tiled flooring, space for furniture or further storage, beautiful countryside views, and double French doors to the rear garden. Double French doors lead back through to the large and bright lounge area, with plush grey carpets, inset spotlights, and space for a wide range of furniture and storage.

Upstairs, to the first floor, Glebe House continues to offer extensive accommodation and attractive spaces, with a wide landing providing glorious field views, doors through to 5 large double bedrooms, many integrated storage cupboards, and 2 family bathrooms, each comprising a P-shaped bath, WC and hand wash basin. The master bedroom is particularly large with gorgeous views into open countryside, 3 windows to a dual aspect, double integrated wardrobes and an en-suite comprising a shower, WC and hand wash basin.

Outside, to the rear, the garden is a truly spectacular and private space, mainly laid out to lawn with beautiful flower beds, hedges, and mature trees, with steps leading down into a large patio area. There is space for a wide variety of garden furniture, children's play equipment, as well as access to 3 large and versatile garden rooms/outbuildings.

Contact Ensum Brown today to arrange your private viewing appointment, we assure you will not leave disappointed.

Location - Litlington

Litlington is a rural parish village nestled in the southwest corner of Cambridgeshire, just 3 miles from the bustling town of Royston and 14 miles from the city of Cambridge. This pretty village offers residents respite from the working week, countless countryside walks, and a plethora of buzzing social activities for all ages. In the heart of the village, the traditional village pub promises homemade food, warm welcomes, and a beautiful atmosphere, whether seated inside or out. St. Catherine's Church, in the northwest of the village, dates back to the 13th century and enjoys a rich heritage. Today, it is part of a group of parishes and offers regular services with many social functions.

- Stunning Detached Home
- Approx 1/3 Of An Acre Plot
- Magnificent Countryside Views
- Accommodation In Excess Of 3000 sq ft





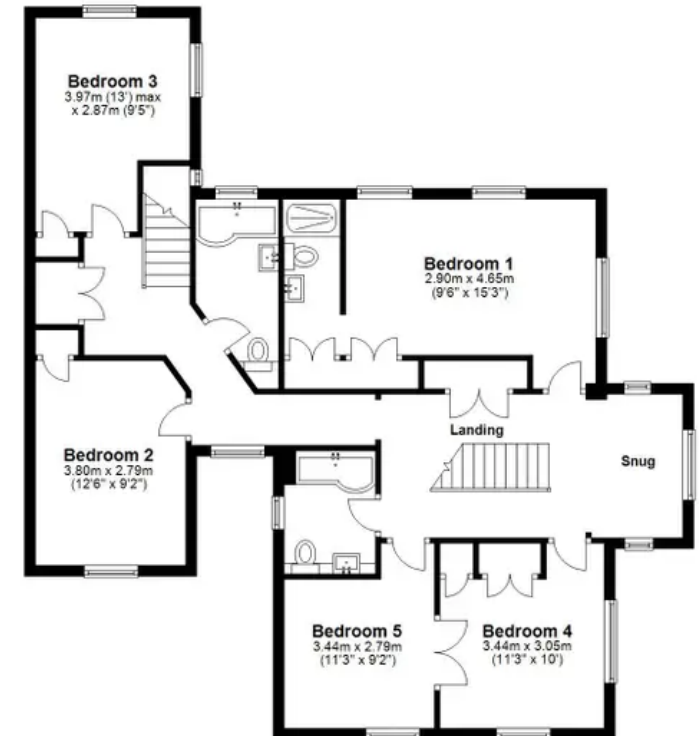




Ground Floor
Approx. 184.7 sq. metres (1988.6 sq. feet)



First Floor
Approx. 99.3 sq. metres (1068.9 sq. feet)



Total area: approx. 284.1 sq. metres (3057.5 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



Ensum Brown

Ensum Brown Estate Agents, 42 High Street, Royston - SG8 9AG

01763 750000

royston@ensumbrown.com

<http://ensumbrown.com>