



Mulberry Cottage, 41 Cow Lane
Fulbourn, CB21 5HB

Guide price £800,000



Mulberry Cottage, 41 Cow Lane

Fulbourn CB21 5HB

- Detached Victorian home
- South-facing garden
- 1361 sqft / 126 sqm
- Versatile garage studio

A charming & beautifully presented Victorian cottage, dating from circa 1880, set within a private & tranquil position on one of Fulbourn's most established lanes, a short stroll from the High Street.

Mulberry Cottage has been carefully improved over time, retaining its traditional proportions & character while introducing high-quality finishes suited to modern living. The result is a beautiful home that feels warm, settled & calm throughout.

The ground floor centres around a dual aspect living room, featuring exposed beams, engineered wood flooring & 2 fireplaces, 1 is currently functional. French doors open directly onto an enclosed south-facing garden. The kitchen/dining room has a stunning range of bespoke hand-made units & is finished with Lapitec sintered stone worktops & a Butler sink. A side lobby provides space for coats & footwear, along with access to a cloakroom W.C.

On the first floor are three well-proportioned double bedrooms and a family bathroom, with a modern white suite.

Outside is an open-plan garden with driveway parking for 2 cars, with additional on-street parking readily available along this particularly quiet stretch of Cow Lane. The former garage has been converted within the



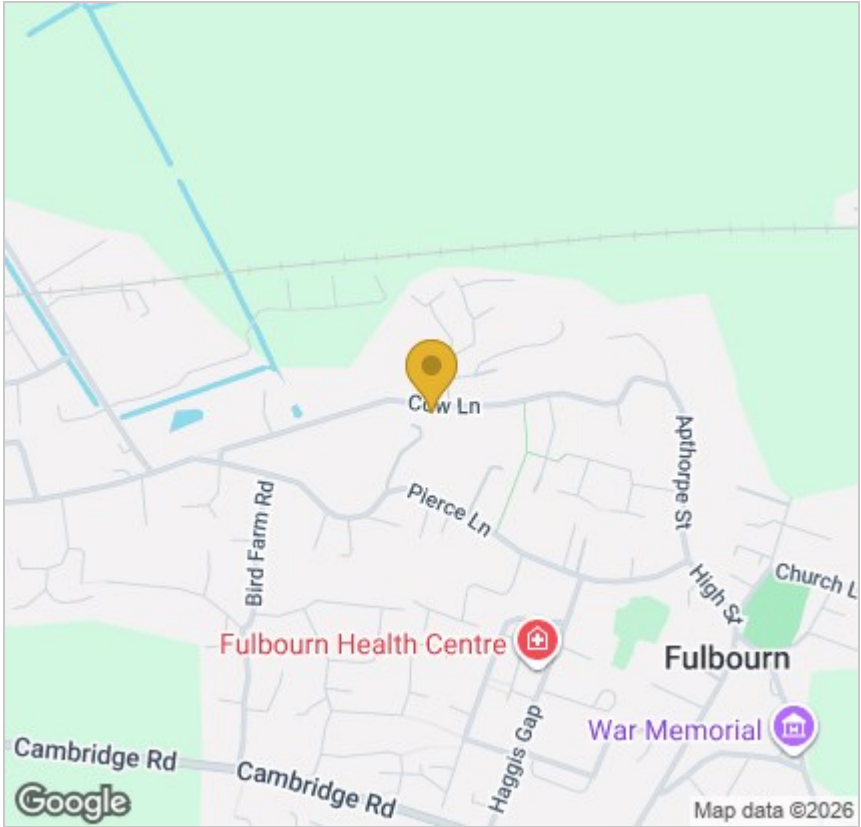
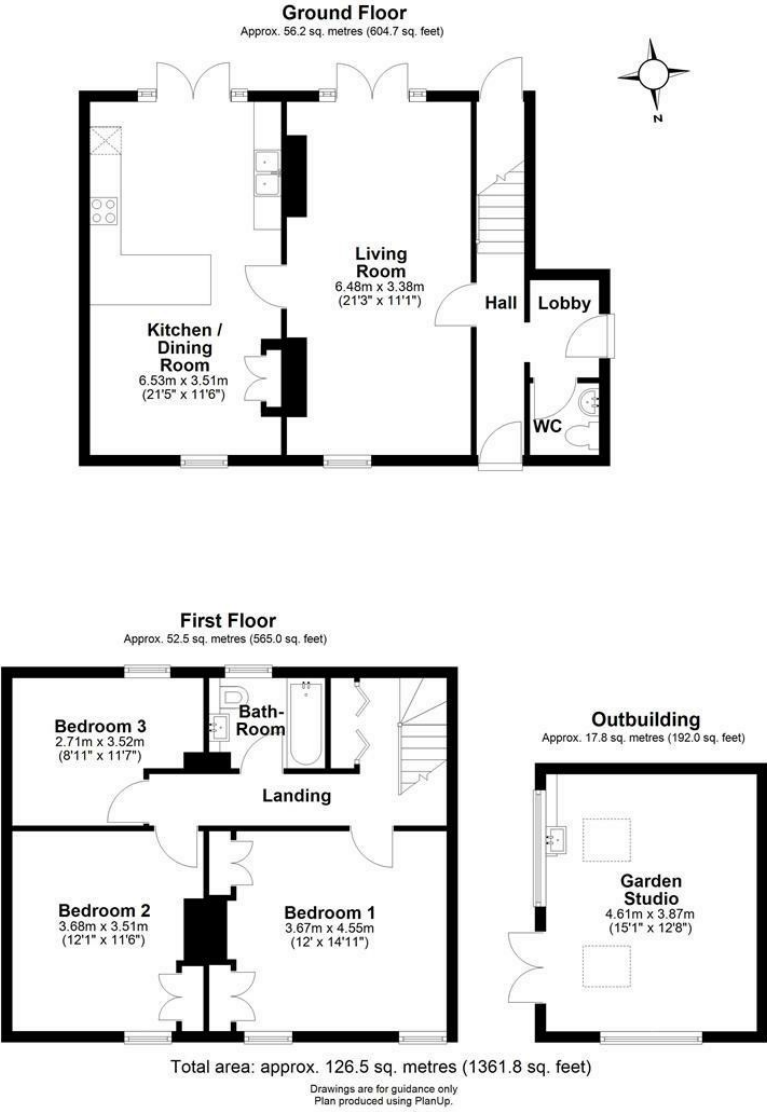


last few years into a bright & versatile garden studio, featuring aluminium-framed windows & doors, plumbing & electric underfloor heating. Currently used as a home office & for hosting cake decorating classes, this space offers excellent flexibility for a range of uses.

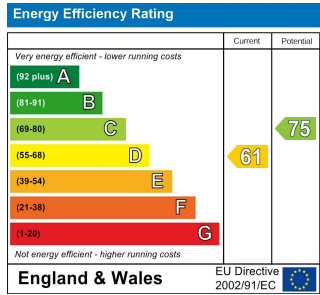
The south-facing garden is partially enclosed by brick walls, enjoys a high degree of privacy & a peaceful atmosphere. There is a paved terrace, pergola & summerhouse provide space for entertaining & relaxation.

Fulbourn is a community village with a range of amenities that include a Co Op, local butcher, greengrocer & a handful of other independent shops, including a café & some family-friendly pubs. Schooling is excellent & secondary provision is available at Bottisham Village College.





Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.