



27 Dolphin Lane
Melbourn, SG8 6AE

Guide price £800,000



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- 0.35 acre / 1416 sqm
- In need of sympathetic updating in areas
- No onward chain
- Scope to develop (STPP)
- A short walk from the High Street

A 1950's residence with a coach house, available with no chain, positioned in one of the most popular locations in Melbourn & set in delightful gardens of over a third of an acre backing onto the River Mel.

This established detached house sits in picturesque grounds approaching 0.4 acre, together with outbuildings, garaging and an old coach house that offers superb scope to convert into ancillary accommodation, subject to the necessary consents.

On the ground floor are 3 reception rooms, including an open-plan kitchen/dining/breakfast room with an adjoining utility room and access to a cloakroom W.C. A porch leads into the main entrance hall which has stairs to the first floor and access to a shower room adjacent to a versatile sitting room benefiting from a dual aspect.

Upstairs are 4 bedrooms and a family bathroom which has a separate bath and shower.

Outside the property sits well back from the lane behind a gravelled driveway with ample parking. The front gardens are mainly lawned with established trees and hedgerows. The large coach house has served as a workshop for decades and has previously gained planning permission for conversion.





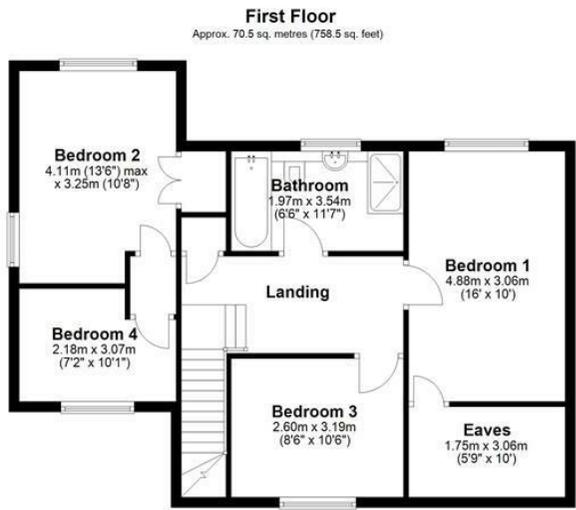
There is an adjoining single garage and a garden shed with door to a generous west-facing garden which has been exceptionally well manicured and includes an array of plants, shrubs and trees. There is a paved patio area, well suited to alfresco dining in the warmer months.

Melbourn's a charming village in southwest Cambridgeshire, 3 miles from Royston and 11 from Cambridge. It's got a rich history, springs, and the River Mel. Plenty of walks, shops, pubs (including Sheene Mill restaurant & hotel), and schools (pre-school to secondary).

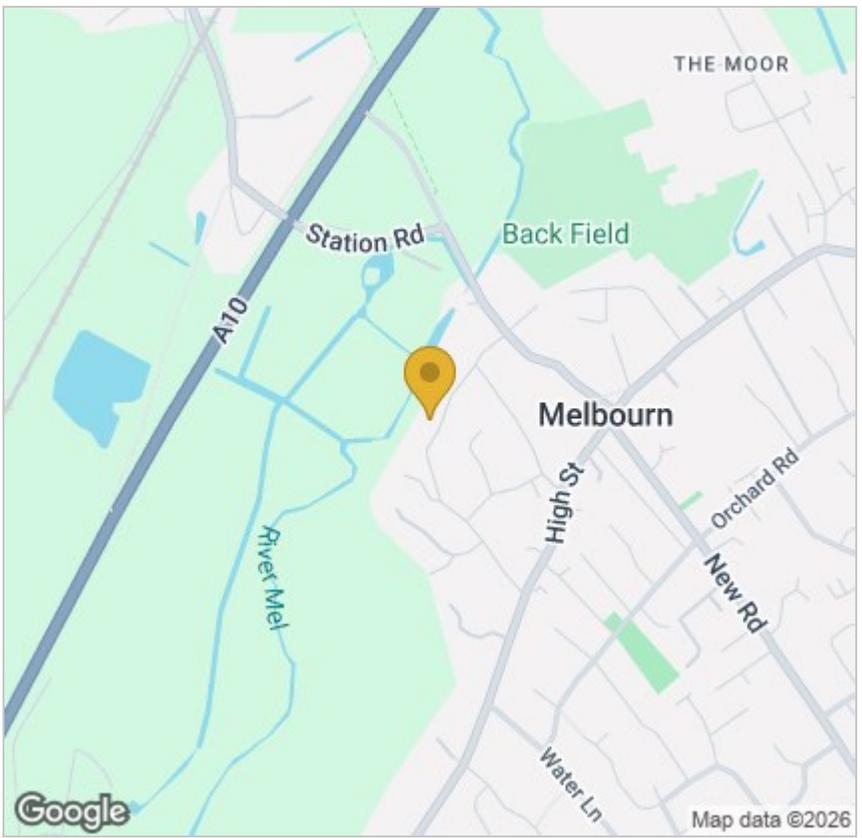
2 churches, including 13th-century All Saints'. Close to Royston's amenities, train station (London Kings Cross and Cambridge), and major roads (A1M, M11 via A10/A505). Airports are 30 minutes away.

Agents note: Some of the photography has been edited to aid room presentation.

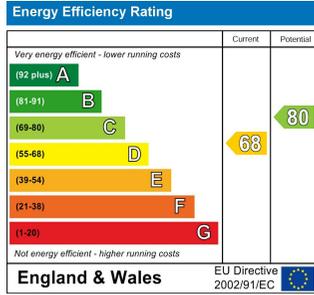




Total area: approx. 162.2 sq. metres (1746.0 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: F

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Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com