



35 Pierce Lane, Fulbourn, Cambridge, CB21 5DJ
Offers In Excess Of £995,000 Freehold



REDMAYNE
ARNOLD
& HARRIS

rah.co.uk
01223 800860

A RARE OPPORTUNITY TO ACQUIRE A STUNNING DETACHED GRADE II LISTED THATCHED HOUSE, IN THE HEART OF FULBOURN, EXTENDED AND BEAUTIFULLY PRESENTED, RETAINING MANY ORIGINAL FEATURES AND SET WITHIN GARDENS AND GROUNDS OF 0.4 ACRES.

- 4 bedroom, 2.5 bathroom Grade II listed period house
- Bespoke kitchen/breakfast room
- 2123 sqft/197 sqm
- Ample parking, garage and EV charger
- Gas fired central heating
- 3 reception rooms
- A wealth of original features including exposed timber beams and inglenook fireplaces
- 0.4 acre plot
- Re-thatched in 2025
- Council tax band-F

35 Pierce Lane is a stunning detached Grade II listed residence dating back to the seventeenth century with later additions, most recently the kitchen extension in 2000. It was completely re-thatched last year (2025). The boiler was replaced in 2020 and the property has been periodically improved by the current owners, yet with great care taken to preserve all of the character and charm associated with the original building. The property offers the best of both worlds, blending many of the original features with all the modern conveniences associated with contemporary family life. The property is nestled in mature and private gardens and grounds which extend to 0.4 acres with a generous driveway and garage.

The accommodation comprises an entrance porch leading to a hall with parquet flooring. There are three reception rooms, both the sitting room and dining/family room have feature inglenook fireplaces and a wealth of exposed timbers. The generous office/music room is a Victorian extension. The property's side entrance opens to the reception hall, off of which is a utility room and a cloakroom/WC. The kitchen/breakfast room is very much the heart of this beautiful home, enjoying a dual aspect with stable door that leads to the kitchen garden and patio. The kitchen is fitted with bespoke cabinetry, solid hardwood working surfaces with inset ceramic butler sink, integrated freezer and dishwasher plus a Smeg range style cooker and space for an American style fridge/freezer.

Upstairs off the landing are four double bedrooms and two bathrooms. Most notably is the dual aspect master bedroom with exposed timbers and en suite bathroom. The second bedroom has vaulted ceiling and access to the family bathroom via a Jack & Jill arrangement.

Outside, a driveway provides off road parking for at least four vehicles and leads to a single garage, power and light connected plus EV car charging facility. The beautiful gardens envelope the property on all sides, laid mainly to lawn with well stocked flower and shrub borders and beds, a wide and varied selection of plants, specimen trees, bushes and hedging with seating areas dotted throughout and there is ample space for children to play. The kitchen garden is enclosed by a picket fence with a generous paved terrace, making this a wonderful place for alfresco dining and summer evening entertaining. The property is completely screened on all sides from the road and enjoys maximum levels of privacy and seclusion.

Location

Fulbourn is a popular village situated south-east of Cambridge. Benefiting from a range of local shops including an independent butchers, greengrocers, sandwich shop, pharmacy and Co-op. There is also a well regarded primary school, library, health centre and a range of public houses/restaurants. Sports facilities within the village include active football, tennis, badminton and cricket clubs. There are lovely walks from the village including to Fulbourn nature reserve, Fleam Dyke and Roman Road.

Local secondary schools include Bottisham Village College, St Bedes and Netherhall School with Sixth Form provision at Long Road and Hills Road. Cambridge itself provides extensive shopping and public schooling for all age groups. ARM, Addenbrooke's Hospital, the Biomedical Campus and railway station are within easy reach.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage. Access to ultra fast broadband.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - F

Fixtures and Fittings

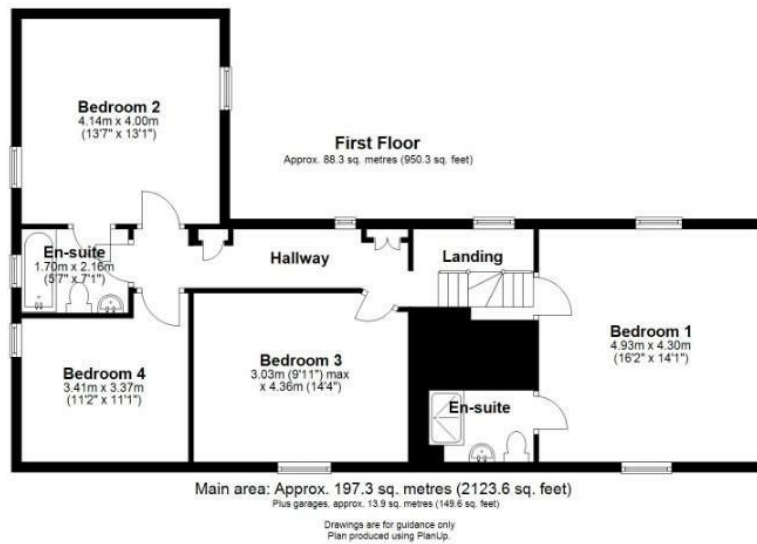
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



