



15 John Street, Cambridge, CB1 1DT
Guide Price £1,500,000 Freehold



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A RARE AND SUBSTANTIAL PERIOD HOME ON JOHN STREET, WITH AN INTERESTING HISTORY, OFFERING CHARMING ACCOMMODATION EXTENDING TO 1849 SQFT AND A SEPARATE COACH HOUSE ACCOMMODATION, SET IN WALLED GARDENS WITH DRIVEWAY PARKING AND A SECURE CARPORT.

- Main house: 1849 sqft / 171 sqm • 4 bedrooms, 3 receptions, 2 bathrooms, 2 WCs
 - Converted coach house annex: 544 sqft / 50 sqm • 1 bedroom, 1 reception, 1 bathroom
 - A rare and impressive period home with an interesting history • Built in 1861
 - Formerly The Crown and Harp (Coachmaker's Arms) public house
- Generous walled gardens • Secure carport and gated driveway parking • No onward chain

15 John Street (formerly The Crown and Harp (Coachmaker's Arms) public house), was built in 1861 and ceased trading in the 1950s. Today, this impressive Victorian residence provides broad, spacious and characterful accommodation over two floors, additional annex accommodation and secure off-street parking, all of which is rarely found in the city centre.

This fine period residence also offers excellent scope for expansion into the kitchen/dining room and linking the main house to the coach house.

The full-depth entrance hall with parquet flooring and understairs cupboard, provides access to the rear garden and leads to a WC and all ground floor principal rooms. The triple aspect drawing room has beautiful lead windows, an ornate cast iron open fireplace with tile inserts and marble fire surround, parquet flooring and French doors out to the garden, whilst the study again has a large, leaded window to the front aspect and parquet flooring. An open-plan kitchen/dining room provides a matching range of solid wood, rustic cabinetry and working surfaces, an Aga range oven and a rear lobby leading to the enclosed carport and rear garden.

Upstairs, a first-floor landing leads to a family bathroom suite, three double bedrooms (one with an ensuite shower room) and an inner landing providing access to a separate WC and a stunning full-depth sitting room. This elegant and extensive room provides large sash windows to the front and rear aspects, high ceilings with a wood panelled finish, original wooden flooring and a beautiful period cast iron fireplace with tile inserts.

Outside, the property provides vehicular access and parking from the front and side.

Walled rear gardens with pedestrian access and double gates provide a high degree of privacy and established, well-designed spaces in which to relax and socialise. A beautifully converted period coach house provides additional accommodation for homeworking, guest overflow or an income stream. This building was sympathetically converted in 2010 and comprises a kitchen, a bright living/dining room with large French doors opening to the garden, a first-floor, double bedroom with beautiful arched windows to two aspects and an ensuite shower room.

LOCATION:

John Street forms part of an established area known as the Kite, a conservation area lying close to Parker's Piece and the city centre (Market Square), which is about 0.6 miles away. It is particularly well positioned for Anglia Ruskin University and is in close proximity to many of the city's facilities and Cambridge University's departments, which can easily be accessed by foot, bicycle or bus. Many of the city's state and independent schools for all age groups are available within striking distance, whilst the well renowned Hills Road Sixth Form College is also within easy cycling distance. The mainline railway station is about 0.9 miles away.

SERVICES:

Main services connected include: water, electricity, gas and mains drainage.
Gas-fired heating to radiators.

STATUTORY AUTHORITIES:

Cambridge City Council.
Council tax band - G

FIXTURES AND FITTINGS:

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

VIEWING:

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

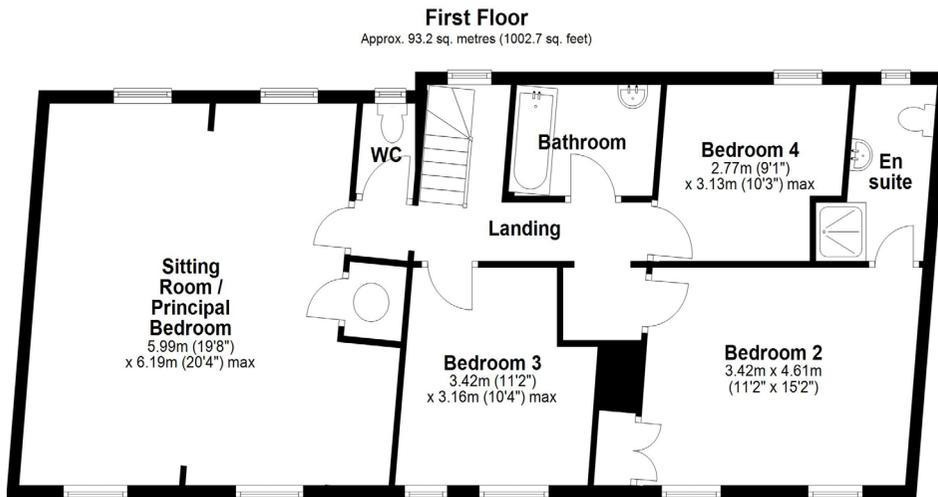
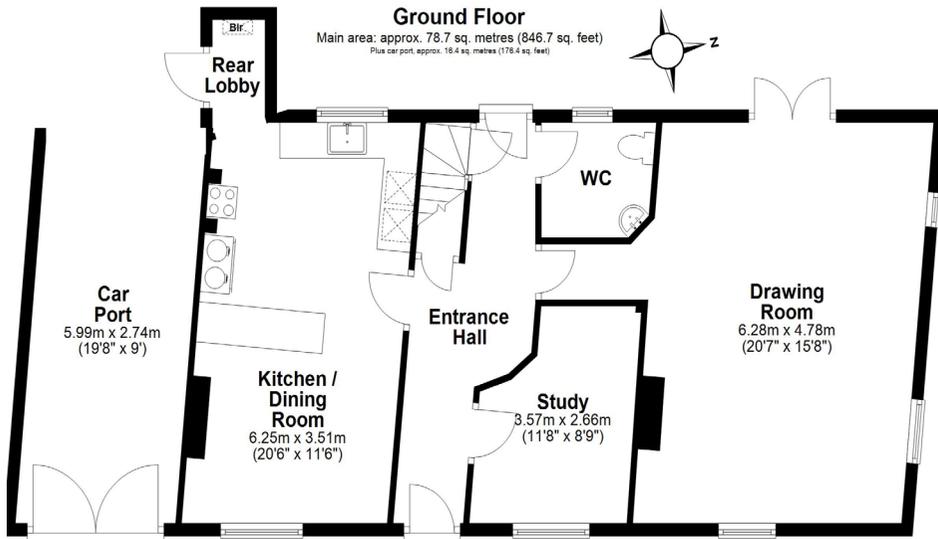
TENURE:

Freehold with vacant possession on completion.

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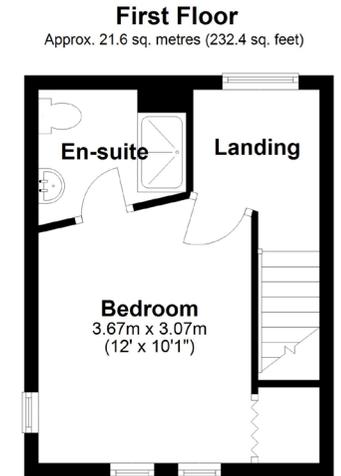
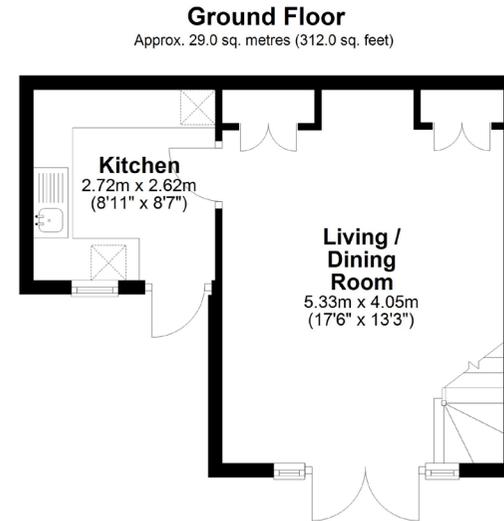


Main House



Drawings are for guidance only
Plan produced using PlanUp.

Coach House



Total area: approx. 50.6 sq. metres (544.5 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	39	
(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.









Coach House



