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## Yew Tree Cottage

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Weston Colville, Cambridge

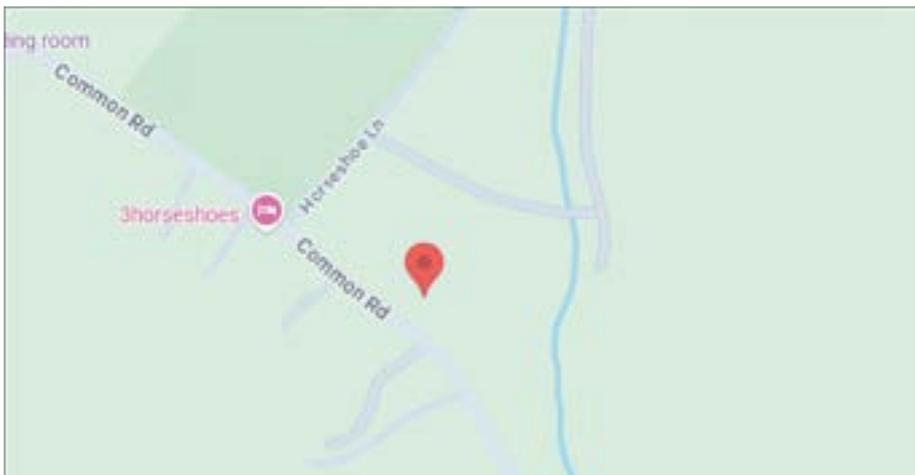
# Yew Tree Cottage

59 The Green, Weston Colville, Cambridge

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A charming Grade II listed period thatched cottage situated within a sought after South Cambridgeshire village. Enjoying a generous, mature and well stocked cottage garden, double oak cart lodge and studio/music room, backing onto countryside.

In all about 0.35 acres



- A charming Grade II listed period thatched cottage
- Situated within a sought after South Cambridgeshire village
- Enjoying generous grounds in all about 0.35 acres
- Kitchen garden
- Double cart lodge
- Attractive gardens
- Backing onto countryside

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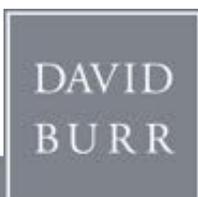
Telephone 01787 277811  
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## INTERIOR

Enjoying a range of original character features including brick tile flooring, inglenook fireplaces with cast-iron log grates, set upon brick hearths, exposed beams and brickwork and the reception rooms include SITTING ROOM with inglenook fireplace, DINING ROOM with fireplace, SNUG with log burning stove, delightful GARDEN ROOM and extensive KITCHEN/BREAKFAST ROOM with quarry tile flooring and plenty of space for breakfast table and chairs. The ground floor further features a downstairs EN-SUITE BEDROOM with Study/Office above.

The first floor comprises a FAMILY BATHROOM, TWO generous BEDROOMS, one with a range of built-in wardrobes and storage built into the recess and the other a generous double bedroom.



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## EXTERIOR

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The property is approached via a pair of gates opening onto an extensive gravel driveway providing parking and turning for multiple vehicles with parking bay designated to the right-hand side. To the left of the property gates leads up through to a DOUBLE CART LODGE set adjacent WOODSHED/LOG STORE. The front gardens feature a range of beautiful planted and colourful raised flower beds, set adjacent areas of traditional lawn with mature hedge border to the right-hand side and pathway leading to the front door. A gated access leads through to the rear garden with further mature flower beds, large paved Al Fresco dining terrace with French doors leading directly to the GARDEN ROOM. Raised working WELL, BBQ area, expanses of traditional lawn with mature flower beds interspersed with a range of mature trees with a range of STORAGE SHEDS to the rear, all enclosed with border fencing and a particular highlight is the STUDIO/MUSIC ROOM with French doors leading directly to the terrace, that could be utilised as a stunning garden kitchen (with potential to be converted to an Annexe (subject to the necessary planning consents)).



# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Weston Colville, Cambridge

Weston Colville is located in close proximity on the eastern side of the A11, further enjoying easy access to the A14 and M11 with direct links to both the Science Parks, Addenbrookes Hospital and is just a short drive to the world renowned horse racing town of Newmarket and the popular city of Cambridge both of which provide commuter rail links to London. The village offers a church, local post office and still has an active cricket club and nursery.



## Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Oil-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge CB23 6EA. Telephone: 01954 713000

COUNCIL TAX BAND: E

PROPERTY POSTCODE: CB21 5NT.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood Frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 80 mpbs download, up to 20 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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