



Stable Yard, Lode Fen, Lode, CB25 9HF

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CB25 9HF

- Brand new 4 bedroom barn conversion
- Two storey accommodation with unique layout
- Stunning first floor living accommodation overlooking countryside
- Exclusive development of just 5 homes
- Easy access into Cambridge
- 10 year warranty

An exceptionally well proportioned brand new barn conversion boasting unique features and plenty of natural light, on this exclusive development of just 5 homes

4 3 1

Guide Price £500,000





Welcome to Frolic Farm

A rather special and highly unique development of just five brand new barn conversions within the grounds of the Cambridge & Newmarket Polo Club.

The properties all possess highly distinctive characteristics which, paired with the incredible location, offer an unmissable opportunity for an idyllic lifestyle.

Each home features bespoke kitchens, luxuriously appointed bathrooms and a high quality of finish throughout.

5 Stable Yard

Number 5 occupies a prominent position at the centre of the development and boasts an impressive façade, largely characterised by floor to ceiling windows along its front elevation.

The property offers a unique layout with 3 bedrooms on the ground floor with the 4th bedroom on the first floor, alongside the principal living space which is flooded with natural light. The lofty reception space comprised of kitchen/dining/family room is highly impressive and the stunning far reaching views over the surrounding countryside and adjacent reservoir create a peaceful haven.

Specification

Staircase

. Softwood stairs with oak handrails / newel caps and black metal balustrades.

Kitchens

- . True handleless flush kitchens with soft close doors and drawers.
- . Quartz worktops with upstands, glass splashback local to hob.
- . Undermount composite sink with 4 in 1 boiling tap.
- . Candy undermount integrated extractor hood, surface fan.
- . Bosch touch control induction hob.
- . Bosch integrated double oven.

- . Integrated Bosch fridge / freezer and full width dishwasher.
- . Integrated waste bins.

Utilities

- . White gloss J pull kitchen units with a laminate worktop and appliance voids for tumble drier and washing machine.
- . Composite sink and mixer tap.

Heating and Plumbing

- . Zoned under floor heating to whole of ground floor on individual room thermostats, radiators to first floor on an independent zone.
- . Electric heated black towel rails operated on independent timer spurs.
- . Air source heat pump for heat and hot water.

Electrics

- . Downlighters to kitchen, living and bathrooms.
- . Shaver points to family bathrooms and en-suites.
- . External lighting to front and rear doors.

Joinery

- . Flush solid core doors with square edge MDF architraves and black ironmongery.

Bathrooms / ensuite

- . Walk in shower with fixed glass panel or enclosed shower with sliding door dependent upon actual unit.
- . Bath to family bathroom with fixed glass panel.
- . Dual outlet black showers valves to en-suite and family bath.
- . Back to wall pans with concealed cisterns, soft close seats and dual integrated flush plate.
- . Vanity units with drawer storage and sit on sink with black lever action mono taps and pop-up waste.
- . Full width inset mirrors with demister pads.

External Windows and Doors

- . Flush casement PVC-u windows .

- . Aluminium sliding doors to kitchen, lounge area and bedroom with glass internal Juliette balustrades to the first floor.
- . Composite front entrance doorsets.

Floor Finishes

- . Cormar Hampstead 42 oz carpet to bedrooms.
- . 800 x 800mm Mandarin Stone porcelain concrete effect floor tiles to first floor living and ground floor hallways.
- . Square edge MDF skirtings to room perimeters.

Externals

- . Landscaping to front gardens and communal areas.
- . Gravel shared entrance road.
- . Block paved parking bays – 2 per property.
- . Grey sandstone patios.
- . Cream chippings to remaining rear / side garden areas with galvanised trough lavender planters.
- . 1.8m closed boarded timber fencing to boundaries and black slatted cladding to rear / side boundary walls.



Approximate Gross Internal Area 1426 sq ft - 132 sq m

Ground Floor Area 713 sq ft – 66 sq m

First Floor Area 713 sq ft – 66 sq m



First Floor



Ground Floor

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.