Charnock House, Church Street, Gamlingay, Cambridgeshire, SG19 3JH

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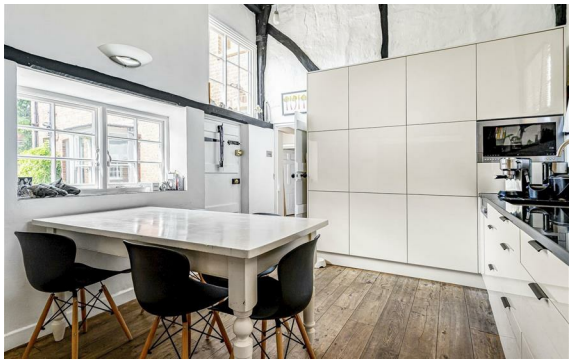
Guide Price £1,275,000

An exceptional and rarely available Georgian residence, prominently positioned within the heart of this well-served village, offering substantial and characterful accommodation arranged over three floors. Set behind a formal frontage and enjoying a generous plot, the property is complemented by a range of versatile ancillary buildings, including a substantial detached brick barn/workshop and adjoining studio. The gardens are a particular highlight, combining formal areas with a beautifully enclosed walled garden, providing both privacy and an excellent space for entertaining. Ideally located for local amenities, major commuter links and within the highly regarded Comberton Village College catchment. Offered with no onward chain.



LOCATION

Charnock House is a distinguished Grade II listed residence, dating from circa 1700 with later 18th-century additions, forming an important part of the historic streetscape along Church Street in the heart of Gamlingay. Constructed in red brick beneath a traditional plain tiled roof, the property displays classic period detailing, with its attractive yet subtly asymmetrical façade reflecting the evolution of the house over time and contributing to its individual character and architectural significance. The property offers extensive accommodation arranged over three floors, combining a wealth of period character with a layout suited to modern living. Externally, Charnock House is further enhanced by a significant range of ancillary buildings, including a substantial detached brick barn, drying house and additional outbuildings, all of which form part of the property's wider historic interest. These provide excellent versatility for a variety of uses, whether for storage, workshop space, home working or potential ancillary accommodation, subject to the necessary consents. The gardens are a defining feature, offering both formal areas and a beautifully enclosed walled garden, creating a high degree of privacy and structure rarely found within a central village setting. The overall plot, combined with the arrangement of buildings, provides a particularly special and self-contained environment. Gamlingay is a highly regarded and well-served village, offering a strong range of local amenities including shops, public houses, a pharmacy and schooling, alongside a well-established community feel. For commuters, the property is ideally positioned, with nearby Sandy and Biggleswade providing mainline railway services into the city of London, and excellent road links via the A1 and A428 offering access to Cambridge, Bedford and Milton Keynes. The property also falls within the catchment area for the highly regarded Comberton Village College.

ENTRANCE HALL
Original panelled timber entrance door with picture light above leading into an impressive entrance hall with exposed timber flooring, staircase with painted newel posts and exposed timber handrail, and decorative wall panelling. Double-panel radiator, window with privacy glass to the rear aspect and panelled doors leading to respective rooms. Further panelled door leading down to the cellar.

CELLAR
Accessed via brick steps, with brick flooring, fitted with power and lighting and housing the electricity meter.

CLOAKROOM
Comprising a two-piece suite with low-level WC with concealed dual flush, hand wash basin with mixer tap and tiled splashback, towel rail below, tiled flooring, inset LED downlighters and window to the rear aspect.

DRAWING ROOM
A well-proportioned reception room with moulded cornicing, picture rails and a wood-burning stove set within an exposed brick surround with painted mantel and tiled hearth. Fitted bookcases and cupboards to the chimney breast recesses, double-panel radiators and sash windows to the front aspect with painted panelled shutters.

SITTING/DINING ROOM
An elegant open-plan space. The sitting area features exposed timber flooring, cast-iron open fireplace with mantel and tiled hearth, radiator, ceiling rose, moulded cornicing and sash windows to the front aspect with panelled shutters. The dining area has exposed timber flooring, moulded cornicing, double-panel radiator, bay window to the rear aspect and panel-glazed double doors opening onto the patio.

REAR ENTRANCE HALL
With stone tiled flooring, stairs rising to the first floor, understairs storage cupboard, radiator, service bells, panel-glazed door to the garden and panelled doors to adjoining rooms.

UTILITY ROOM
Fitted with wall-mounted cupboards, timber work surface, space and plumbing for washer/dryer, continuation of stone tiled flooring and oil-fired boiler providing heating and hot water.

SITTING ROOM/FAMILY ROOM
Featuring a gas cast-iron fireplace with stone mantel and hearth, exposed timber flooring, fitted shelving and bookcases to the chimney breast recesses, moulded cornicing, ceiling rose, radiator and sash windows to the front aspect with panelled shutters.

KITCHEN
Fitted with a range of wall and base-mounted units with soft-close and push-click features, stone work surfaces and inset stainless steel sink with mixer tap. Oil-fired four-oven Aga with tiled splashback, space for fridge/freezer, integrated dishwasher and microwave. Vaulted ceiling with painted timber beams, exposed brick chimney, pendant lighting, windows to both side aspects and door to the garden.

FIRST FLOOR

LANDING
In two sections with exposed timber flooring, radiator, high ceilings, picture rails and sash window to the front aspect. Inner landing with raised reading area, radiator with panelling beneath, windows to the rear aspect, airing cupboard with fitted shelving and stairs rising to the second floor.

PRINCIPAL BEDROOM
A spacious dual-aspect room with cast-iron fireplace, built-in wardrobes to chimney breast recesses, picture rails, radiators and sash windows to both front and rear aspects.

EN SUITE SHOWER ROOM
Three-piece suite with corner shower cubicle, dual shower heads, storage niche and seat, low-level WC with concealed flush and hand wash basin with storage below. Tiled flooring, heated towel rail, LED downlighters and window to the rear aspect.

BEDROOM 2
With moulded cornicing, picture rails, exposed timber flooring, cast-iron fireplace, radiator and sash window to the front aspect.

FAMILY BATHROOM
Four-piece suite including standalone bath, corner shower cubicle with tiled surround and glazed door, low-level WC and hand wash basin. Heated towel rail, storage shelving, LED downlighters, painted timber flooring, skylight and sash window to the side.

BEDROOM 3
With exposed timber flooring, radiator, picture rails, understairs storage and window to the front aspect.

BEDROOM 4
Featuring exposed timber flooring, radiator, picture rails, wall-mounted lighting, large built-in wardrobe and mezzanine storage accessed via ladder. Sash window to the front aspect.

SECOND FLOOR

LANDING
With inset LED downlighters, dormer window to the front aspect and doors to:

BEDROOM 5
With built-in wardrobes, part-exposed brick chimney breast, radiator and window to the rear aspect.

FAMILY BATHROOM
Comprising a three-piece suite with panelled bath and combined shower with dual heads and glazed screen, low-level WC, pedestal basin with mixer tap and timber upstand. Heated towel rail, storage niche, LED downlighters and exposed timber flooring.

BEDROOM 6
With painted timber beams, wood-effect flooring, radiator, LED downlighting and dormer window to the rear aspect. Door to:

STUDY/BEDROOM 7
Similar in character with painted beams, wood-effect flooring, radiator, LED downlighting and dormer window overlooking the garden. Fitted storage cupboards to the chimney breast recess.

ADJOINING STUDIO

ENTRANCE HALL
Panel-glazed entrance door leading into a hall with wood-effect flooring, part-vaulted ceiling with LED downlighters, radiator and Velux skylight.

MAIN STUDIO
An impressive vaulted space with exposed timber beams, timber panelling, inset lighting, radiators and a recessed secondary area. Extensive glazing and doors overlooking and opening onto the garden.

WC
Two-piece suite with low-level WC and hand wash basin, heated towel rail, wood-effect flooring and LED lighting.

STUDY
With vaulted ceilings, exposed beams, Velux skylights, radiators (including electric), window to front aspect. Potential to open into the main house (subject to consents).

BARNS & OUTBUILDINGS
A substantial and versatile range of barns with four access points via painted timber doors.

MAIN BARN - GROUND FLOOR
Workshop area with concrete floor, power and lighting, windows to front and rear. Internal stairwell leading to first floor and further storage area with vaulted ceiling and exposed beams.

MAIN BARN - FIRST FLOOR
Open vaulted space with timber flooring, exposed beams, power, lighting and rear window.

SECONDARY BARN
Accessed via double doors, with concrete floor, power, lighting and windows to rear—ideal as workshop or storage.

OUTSIDE
To the rear of the property there is an extensive and beautifully arranged garden divided into distinct areas. Immediately to the rear is a formal patio bordered by box hedging, bay trees and planted beds, including a raised circular brick feature. This leads onto a lawn with further planting defining the space. A gravel pathway leads through a wrought iron gate into additional landscaped sections and onward into a walled garden, predominantly laid to lawn with mature borders and views to a brick storage barn. A further kitchen garden area includes gravel pathways, eight raised beds, additional planting borders, timber sleeper edging, a paved area with timber shed and mature trees, enclosed by established hedging.

The property is Approached via a dropped kerb from Church Street onto a gravel driveway, enclosed by timber gates. The front garden is arranged in two sections with low-level brick walling and timber railings, brick plinths and a central pedestrian gate

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Guide Price £1,275,000
Tenure - Freehold
Council Tax Band - G
Local Authority - South Cambridgeshire District Council

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Approximate Gross Internal Area 4629 sq ft - 430 sq m
(Excluding Barn)
Cellar Area 226 sq ft – 21 sq m
Ground Floor Area 2379 sq ft – 221 sq m
First Floor Area 1324 sq ft – 123 sq m
Second Floor Area 700 sq ft – 65 sq m
Barn Ground Floor Area 1131 sq ft – 105 sq m
Barn First Floor Area 807 sq ft – 75 sq m

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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