



North Farm House, Long Lane, Fowlmere, SG8 7TG

CHEFFINS

Long Lane

Fowlmere,
SG8 7TG

North Farmhouse is situated just outside the centre of this thriving, well served South Cambridgeshire village conveniently placed for access to major road and rail links about 8 miles south of the city. The farmhouse has been improved and updated to provide a substantial, detached family home extending to about 2115 sqft as well as a detached self contained single storey annexe (401 sqft), and gardens and grounds in all extending to about 13 acres including, gardens and paddocks, stables and field shelters as well as land with useful barns and garaging. Please note, this property has an A rated EPC due to the improvements made by the current owners, benefitting from ground source heat pump and solar panels.

7 4 4

Guide Price £1,450,000





LOCATION

Fowlmere is a most desirable and highly sought after south Cambridgeshire village which enjoys an excellent range of local amenities including village hall, pre school nursery, primary school, historic church, public house and restaurant as well as being home to a RSPB reserve. The university city of Cambridge is about 8 miles away. For the commuter there are mainline stations close by in Shepreth and Foxton for London's King's Cross and Cambridge and Whittlesford for London Liverpool Street. The village is also well-placed for major routes including the M11 motorway at Duxford (junction 10) and Harston (junction 11).

OAK FRAMED ENTRANCE PORCH

with oak entrance door with double glazed pane into:

RECEPTION HALLWAY

oak staircase rising to the first floor with steel risers, spindles and oak handrail, ceiling with a range of inset downlighters, wooden flooring with underfloor heating, recessed matwell, and a pair of double glazed windows to the front.

LIVING ROOM

feature fireplace with wooden mantel, redbrick hearth and surround, ceiling with inset downlighters, double glazed window to the front with shutters, wooden flooring with underfloor heating, double glazed bi-fold doors leading through to:

GARDEN ROOM

with pitched transparent roof, upvc double glazed to the side and rear incorporating a pair of double glazed doors leading out to garden, tiled floor with electric underfloor heating, wall lights, ceiling fan.

KITCHEN/DINING ROOM

Kitchen has been refitted with high quality cabinetry with Corian working surfaces with undermount one and a half bowl sink unit with grooved drainer and mixer tap, two oven oil fired Aga, range of fitted appliances including electric fan oven, 4 ring induction hob with extractor above, microwave oven and bean-to-cup coffee machine, fitted and concealed tall refrigerator, concealed freezer and dishwasher, island unit with Corian top with wine cooler, cupboards and drawers below with pull-up power, tiled floor with electric underfloor heating, ceiling with inset downlighters and a pair of double glazed windows to the side.

BOOT ROOM/UTILITY

rolltop working surfaces, inset single drainer sink unit with mixer tap, a pair of storage cupboards, plumbing and space for automatic washing machine, space for tumble dryer, tiled floor, a pair of double glazed windows to the rear, ceiling with downlighters, double glazed doors leading out to garden.

CLOAKS/SHOWER ROOM

tiled wet room, walk-in shower, wash hand basin and dual flush w.c., ceiling with inset downlighters, extractor fan, fitted mirror with integral lighting, double glazed and frosted window to the rear.

FAMILY ROOM

wooden floor with underfloor heating, double glazed bay window to the front with shutters.

ON THE FIRST FLOOR

SPACIOUS LANDING

ceiling with inset downlighters, access to loft space, cupboard housing insulated hot water tank and slatted shelving, underfloor heating, double glazed windows to the front and rear.

BEDROOM 1

with feature part vaulted ceiling, wooden flooring, underfloor heating, double glazed windows to the side and rear with twin double glazed doors leading out to balcony with views over paddocks.

ENSUITE BATHROOM

fitted with three piece suite comprising panelled whirlpool bath with mixer/shower tap, low level w.c., pedestal wash hand basin, tiled walls, heated towel rail/radiator, wooden flooring with underfloor heating, extractor fan, double glazed Velux window with remote controlled blind.

BEDROOM 2

fitted cupboard and shelves to chimney breast recess, ceiling with inset downlighters, underfloor heating and double glazed bay window to the front.

BEDROOM 3

with fitted cupboard and shelving, ceiling with inset downlighters, underfloor heating, double glazed window to the front.

BEDROOM 4

fitted wardrobe cupboards, underfloor heating, double glazed window to the rear.

BEDROOM 5

currently used as Dressing Room, with hanging rail, shelving, dressing table, underfloor heating, double glazed window to the side.

FAMILY BATHROOM

with white four piece suite comprising panelled bath, shower cubicle, pedestal wash hand basin and low level dual flush w.c., tiled floor and walling, heated towel rail/radiator, double glazed window to the side.

OUTSIDE

The property in all extends to about 13 acres with vehicular access leading to gravelled front driveway with motorised gate with further access. The property sits in its own established gardens.

Rear garden principally laid to lawn with well stocked shaped flowering and shrub beds with productive fruit and vegetable garden with raised beds, private drainage. At the rear of the garden is a:

NEW DETACHED SELF-CONTAINED ANNEXE

with covered veranda to the front, spotlights, bi-fold doors leading to:

LIVING/KITCHEN/DINING ROOM

part vaulted ceilings, double glazed windows, double glazed Velux rooflight, underfloor heating. Kitchenette with stainless steel working surface with oven and refrigerator below, inset sink and two ring induction hob, fitted microwave and storage cupboards.

BEDROOM 1

part vaulted ceiling, underfloor heating, double glazed window.

BEDROOM 2

double glazed window, part vaulted ceiling, underfloor heating.

SHOWER ROOM

walk-in shower, drencher shower head, glass screen, dual flush w.c., wash hand basin with mixer tap, tiling to splashbacks, storage cupboards, underfloor heating, electric heated towel rail/radiator.

OUTSIDE

The property benefits from fenced paddocks with vehicular access to a farmyard with a range of outbuildings including GARAGE/STORAGE BARN with corrugated roof underneath brick elevations, power and light connected, twin timber entrance doors, windows, adjoining log store, brick and corrugated elevations underneath corrugated roof. Further storage/barn underneath corrugated roof, sliding door and twin timber doors to front with power and light connected. HAY BARN steel portal frame and agricultural building with part clad with power and light.

STABLE BLOCK

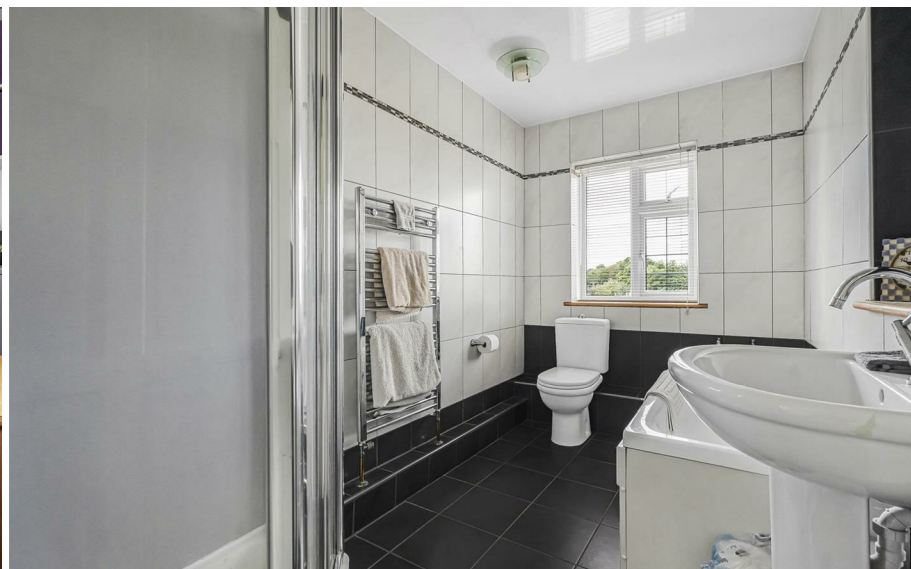
with six loose boxes, feed room and tack room with electricity and water, further storage sheds, pens to the front, various field shelters, drained menage, range of fenced paddocks with post and rail, post and wire, mature hedgerows.

AGENTS' NOTE


Services:
Private Drainage
Mains Water
Ground Source Heat Pump to Main Residence
Solar Panels









| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 94 | 100 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |



Guide Price £1,450,000
 Tenure – Freehold
 Council Tax Band – F
 Local Authority – South Cambridgeshire District Council

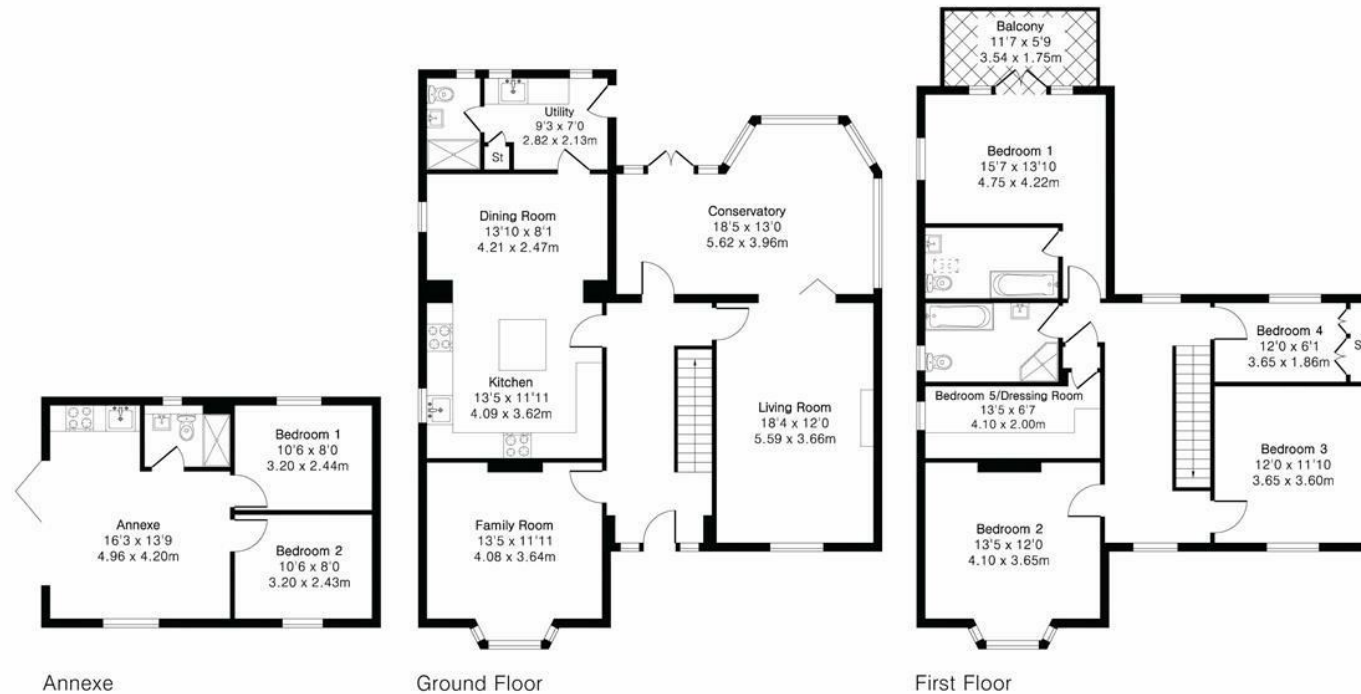


Approximate Gross Internal Area 2516 sq ft - 234 sq m

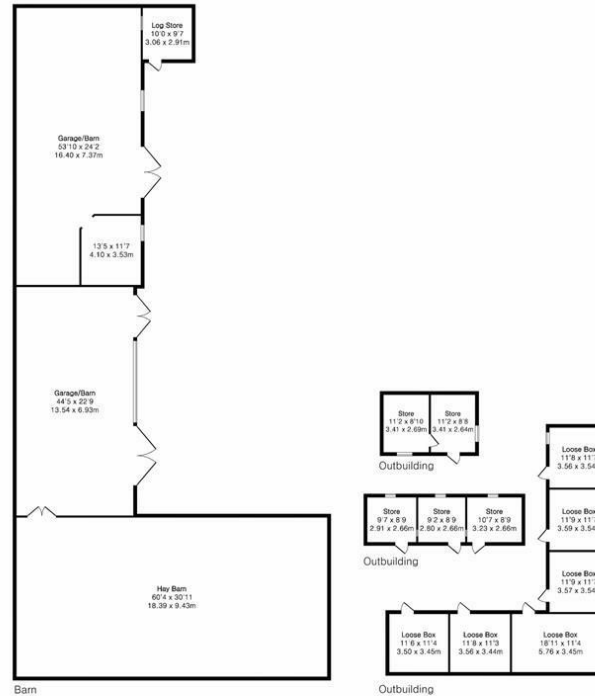
Ground Floor Area 1183 sq ft - 110 sq m

First Floor Area 932 sq ft - 87 sq m

Annexe Area 401 sq ft - 37 sq m



Approximate Gross Internal Area 5656 sq ft - 526 sq m
 Barn Area 4292 sq ft - 399 sq m
 Outbuilding Area 1364 sq ft - 127 sq m



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.

CHEFFINS

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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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.



CHEFFINS