



Main Street, Old Caldecote, CB23 7NU

CHEFFINS

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Manor Farm is a most stunning example of a substantial 16th Century Grade II Listed former farm house which has been sympathetically improved and updated in recent years to provide this wonderful family home benefitting from a wealth of fine period features including atmospheric timbered dining room, inglenook fireplace with log burning stove as well as high quality refitted kitchen and bathrooms. In addition the property stands comfortably within its own landscaped gardens and small paddock extending to about 3.4 acres with useful open fronted cart lodge as well as garage/workshop barn situated within Old Caldecote just six miles west of the city, conveniently placed for commuters with excellent road and rail links as well as excellent education locally and in Cambridge.

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Guide Price £1,500,000





LOCATION

The property enjoys a prominent position within the peaceful and highly regarded village of Old Caldecote, an established and attractive community just 7 miles west of Cambridge and 14 miles east of St Neots. The village is particularly well placed for access to major transport routes, with the A428 providing fast and convenient links to Cambridge, Bedford and beyond, while mainline railway stations at St Neots and Sandy offer regular services into London King's Cross in under an hour, making it ideal for both local and commuter buyers. Old Caldecote itself is a traditional village surrounded by picturesque open countryside, offering a tranquil setting whilst being exceptionally well connected. The village is home to a popular primary school and enjoys easy access to nearby secondary schooling at Comberton Village College, one of the region's most highly regarded state schools. Everyday amenities including shops, cafés, and public houses can be found in neighbouring Caldecote and Bourn, while a wider range of facilities, restaurants and leisure opportunities are available in Cambridge and St Neots. The surrounding countryside offers excellent opportunities for walking, cycling, and riding, with golf and equestrian facilities close at hand, while the proximity to Cambridge ensures access to a wealth of cultural, academic and historic attractions.

TIMBER PANELLED ENTRANCE DOOR

with glazed panes leading into:

RECEPTION HALLWAY

staircase rising to the first floor with painted spindles, natural timber handrail, exposed beams and timbers, double panelled radiator, feature curved wall, twin double glazed French doors leading out to the garden, further double glazed casement window.

CLOAKROOM

fitted with white suite comprising wash hand basin with tiling to splashbacks, dual flush w.c., part stone tiles, radiator, double glazed and frosted casement window.

DRAWING ROOM

feature natural red brick Inglenook fireplace with bressumer beam, tiled hearth, fitted with cast iron log burning stove, central timber, dado rail, double panelled radiators and a pair of fitted corner cabinets with shelving, wall lights, double glazed casement windows to two aspects and twin double glazed French doors leading out to the garden.

KITCHEN

fitted with Harvey Jones bespoke cabinetry with granite working surfaces with a pair of undermount sinks with mixer tap, fitted larder cupboard, a pair of Neff electric fan ovens with Neff induction hob with Neff ceiling extractor hood, fitted and concealed Neff dishwasher, brick tiled floor, architectural radiator, ceiling with a range of downlighters, panelled and glazed door leading to outside, casement windows to either aspect, open through to:

BREAKFAST ROOM

with oak flooring, further bespoke cabinetry with shelving and storage cupboard with oak tops, feature Inglenook fireplace with bressumer beam, tiled hearth with Hase wood burning stove, ceiling with inset downlighters.

BOOT ROOM / UTILITY

ceiling with inset downlighters, Camray oil fired boiler providing domestic hot water and central heating system, granite working surfaces with undermount sink unit and mixer tap, range of fitted cupboards, brick tiled floor, double glazed casement window, panelled and glazed door leading to outside, cupboard housing pressurized hot water cylinder and slatted shelving.

CLOAKROOM TWO

with low level w.c., wash hand basin, radiator, double glazed and frosted casement window, ceiling with inset downlighters, brick tiled floor.

DINING ROOM

with a wealth of exposed beams and timbers, double panelled radiators, casement and sash windows.

LIVING ROOM

feature fireplace, wooden mantel, log burning stove on tiled hearth with red brick surround, fitted storage cupboard to chimney breast recess, double panelled radiator, casement window and sash window.

INNER HALLWAY

wall lights, panelled and glazed door to outside.

FAMILY ROOM

exposed beams and timbers to ceiling and two walls, Victorian cast iron fireplace, wooden mantel and surround, fitted cupboard to chimney breast recess, casement window and sash window.

ON THE FIRST FLOOR**SPACIOUS LANDING**

with a wealth of exposed beams and timbers, a pair of sash windows and casement window, radiator, shelved storage cupboard.

REAR LANDING

with double glazed casement window and radiator.

BEDROOM ONE

range of fitted wardrobes and drawers, ceiling with inset downlighters, dado rail, a pair of radiators, double glazed windows to three aspects.

ENSUITE SHOWER ROOM

fitted with white suite comprising walk-in shower, low level dual flush w.c., and wash hand basin, cupboards below, heated towel rail/radiator, double glazed casement window.

BEDROOM TWO

ceiling with inset downlighters, radiator, double glazed casement window.

ENSUITE SHOWER ROOM

with wall hung wash hand basin with mixer tap, storage cupboard below, tiling to splashbacks, fitted mirror, large tiled shower cubicle with drencher shower head and hand held rose and glazed door, dual flush w.c., ceiling with inset downlighters, extractor.

BEDROOM THREE

fitted double wardrobe, cast iron fireplace with wooden mantel, slate hearth, fitted cupboard to chimney breast recess, exposed beams and timbers to two walls, double panelled radiator, casement window and sash window.

BEDROOM FOUR

cast iron fireplace with wooden mantel and surround, slate hearth, fitted cupboard to chimney breast recess, exposed beams and timbers, double panelled radiator, sash window.

BEDROOM FIVE

exposed beams and timbers, radiator, sash window.

FAMILY BATHROOM

fitted with white suite comprising Villeroy & Boch double ended bath with remote mixer and pop-up waste, walk-in tiled and glazed shower cubicle with drencher shower head and remote wall controls, wash hand basin with wall mounted mixer, storage cupboard below, low level dual flush w.c., ceiling with inset downlighters, exposed beams and timbers, heated towel rail/radiator, frosted casement window.

OUTSIDE

The property is approached by a pair of 5-bar gates leading to a block paved driveway/parking area.

The property stands in its own most delightful landscaped grounds with ornamental hedging, mature trees and pond. Fenced paddock. In all, extending to about 3.4 acres, with a useful range of outbuildings including:

DETACHED GARAGE / BARN

with a pair of twin timber doors to the front with power, light and water connected. Workshop with vaulted ceiling with stairs to storage mezzanine, casement window, stable door to the side.

A further parcel of land extends to about 34.56 acres and is available by separate negotiation which is currently leased to a farmer on an annual basis.

CART LODGE

with pantiled roof, timber weatherboarded elevations with parking for two cars, log store and bicycle/tool shed.

POOL HOUSE

swimming pool, tiled surround, electric cover and enclosed

SUMMER HOUSE

Double glazed windows, pitched roof, power and light connected, adjoining plantroom with pool filtration system and outside air source heat pump.





Guide Price £1,500,000
Tenure - Freehold
Council Tax Band - H
Local Authority - South Cambridgeshire



**Approximate Gross Internal Area 3823 sq ft - 356 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 2041 sq ft – 190 sq m

First Floor Area 1782 sq ft – 166 sq m

Garage Area 1843 sq ft – 171 sq m

Outbuilding Area 1664 sq ft – 155 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.

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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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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.



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