

# Beck Brook Farm

The Avenue, Madingley, CB23 8AD



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*A unique opportunity to purchase 'Beck Brook Farm' – a stunning farmhouse on 16 acres of private established grounds including meadowland, woodland and a lake.*

It occupies a desirable location on the outskirts of the historic and picturesque village of Madingley. A perfect quiet, rural paradise, just 4 miles from the City of Cambridge.

The spacious Potton farmhouse is South facing. It boasts 5 bedrooms and a wealth of fine architectural features, including open fireplaces, large farmhouse kitchen and swimming pool. There is an adjacent barn, which has been skilfully converted to provide a self-contained annexe of significant charm and character.

In addition, the property offers an investment/business opportunity with 6 self-contained studio flats. These have provided a continuous rental income for more than 10 years.

The attractive grounds extend to 16.13 acres and give a high degree of seclusion. They incorporate private woodland with detached lodge, parkland style grounds, wildlife lake, formal gardens, leisure facilities including tennis court, indoor pool and a useful range of outbuildings including garaging, workshops, dovecote and storage. The land has been purposefully developed to encourage nature to thrive.

Madingley is located 4 miles west of Cambridge, and well-placed for access to the M11, A428 and A14. The village is known for the historic 12th century church, Madingley Hall – a grand 16th century manor which serves as a conference centre for the University of Cambridge, The Three Horse Shoes, a popular dining establishment known for its atmosphere and distinctive menu, and the Stephen Perse pre-prep school.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.









# FARMHOUSE

Detached timber-framed modern Potton farmhouse, extending to about 5696 sqft, with accommodation in brief comprising:

## COVERED ENTRANCE PORCH

With outside lighting.

## RECEPTION HALLWAY

With galleried landing, staircase to first floor, solid oak floorboards and a coat cupboard.

## DRAWING ROOM

A large, spacious room with Inglenook style log burner fireplace, adjoining:

## DINING ROOM

Large, open room with open fireplace, solid oak floorboards, double doors through to:

## CONSERVATORY

With sloping glass roof, doors opening out onto the enclosed courtyard, dining room, kitchen, utility and storeroom.

## POOL HOUSE

With a pitched triple polycarbonate roof, and doors leading out to the tennis court, conservatory and front garden. The pool is 10 x 5metres, it has an arc of steps to enter the shallow and the deep end is 2m, it is suitable for diving.

## PUMP HOUSE

Housing oil fired boiler, swimming pool filtration system, dehumidifier, toilet/shower and changing room.

## SITTING ROOM/STUDY/PLAYROOM

Space to use as you require.

## KITCHEN/BREAKFAST ROOM

Farmhouse style kitchen with Redfyre oil-fired cooking range providing domestic hot water and central heating, range of fitted cupboards and island unit, porcelain tile floor and carrara marble worktop.















## UTILITY

Tiled floor, fitted cupboards and sink.

## FAMILY ROOM

Vaulted ceiling, logburning stove, tiled floor. Access to the front and back of the property.

## STUDY

Tiled floor, link through to annexe.

## FIRST FLOOR

## GALLERIED LANDING



## PRINCIPAL BEDROOM

With fitted wardrobes.

## EN SUITE BATHROOM

Comprising three piece suite.

## BEDROOM 2

With built in wardrobe.

## EN SUITE SHOWER ROOM

Comprising three piece suite.

## BEDROOM 3

With built in wardrobe.

## EN SUITE SHOWER ROOM

## BEDROOM 4

With fitted wardrobes.

## BEDROOM 5

With fitted wardrobes.

## FAMILY BATHROOM

Comprising three piece suite.











## ADJOINING ANNEXE

Glass link corridor and tiled floor lead to annexe. Timber weatherboarded elevations underneath a pitched tiled roof, door into:

### LIVING/DINING ROOM

Open through to:

### KITCHEN/BREAKFAST ROOM

Oil fired Rayburn, vaulted ceiling. Access to pantry and log store.



### INNER HALL

Door through to:

### CLOAKROOM and WORKSHOP

With two piece suite.

## ON THE FIRST FLOOR

### SITTING ROOM MEZZANINE

With vaulted ceiling.

### LANDING

### BEDROOM 1

### BEDROOM 2

Vaulted ceiling, wooden flooring.

### BATHROOM

Coloured three piece suite.



# 6 SELF CONTAINED STUDIOS

With electric storage heaters.

## BARN 1

Entrance porch, kitchenette/bed/sitting room with vaulted ceilings and bathroom with three piece suite.

## BARN 2

Entrance porch, kitchenette/bed/sitting room with vaulted ceilings and bathroom with three piece suite.

## THE STUDIO

A timber and glazed entrance door with staircase rising to first floor, kitchenette/sitting room leading through to bedroom and an en suite shower room.

## THE COTTAGE

A timber entrance door with entrance porch, bed/sitting room, kitchenette and shower room.



## BARN 3A

Entrance hall with access to 3 and 3A, bed/sitting room, kitchenette, and shower room.

## BARN 3B

Bed/sitting room, kitchenette and shower room.









## OUTSIDE

The property stands in attractive private grounds extending to 16.13 acres with access from The Avenue via twin gates with brick piers leading onto a gravelled driveway with woodland to the side.

The driveway splits, leading to the main Farmhouse and annexe or the let properties gravelled courtyard and parking under an open fronted barn. There is an additional woodland lane on the property which leads down to the outbuildings in the woodland.

The main grounds incorporate formal gardens, tennis court, dovecote, parking areas, wildlife lake, lawned areas, mature trees, woodland, meadowland and vegetable gardens with a pair of greenhouses and shed.

The land has been sensitively planted and maintained to improve its biodiversity. The diversity of species and spaces contributes to an ecosystem providing habitat for wildlife.



## MATERIAL INFORMATION

- Guide Price – £2,400,000
- Tenure – Freehold
- Council tax band – G
- Local Authority – South Cambridgeshire
- What Three Words – noted.beams.gave.

## AGENT'S NOTES

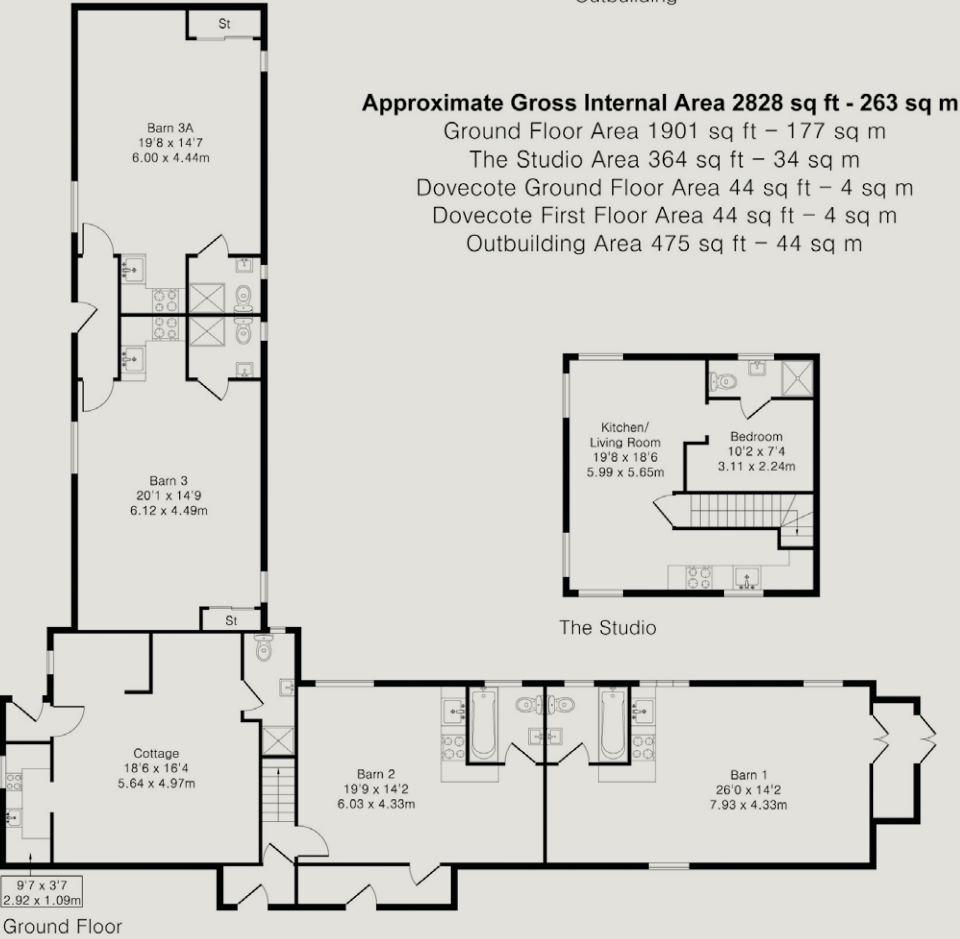
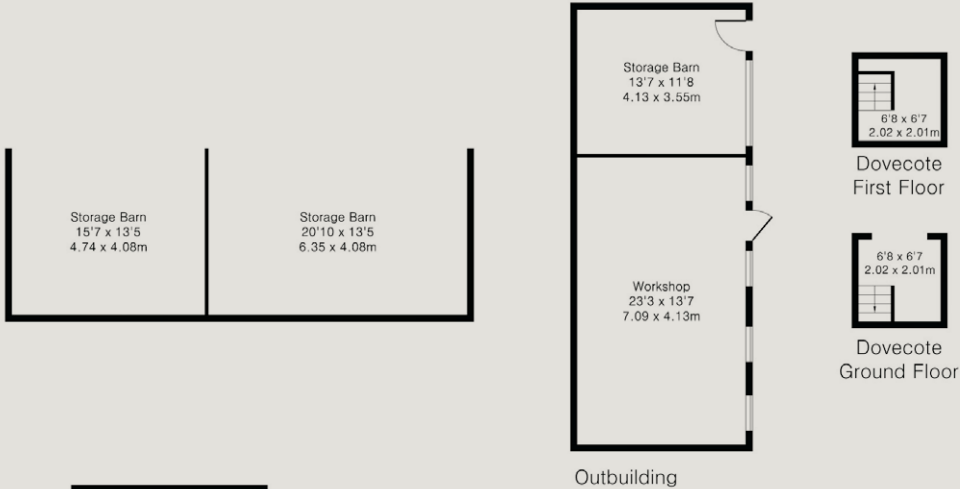
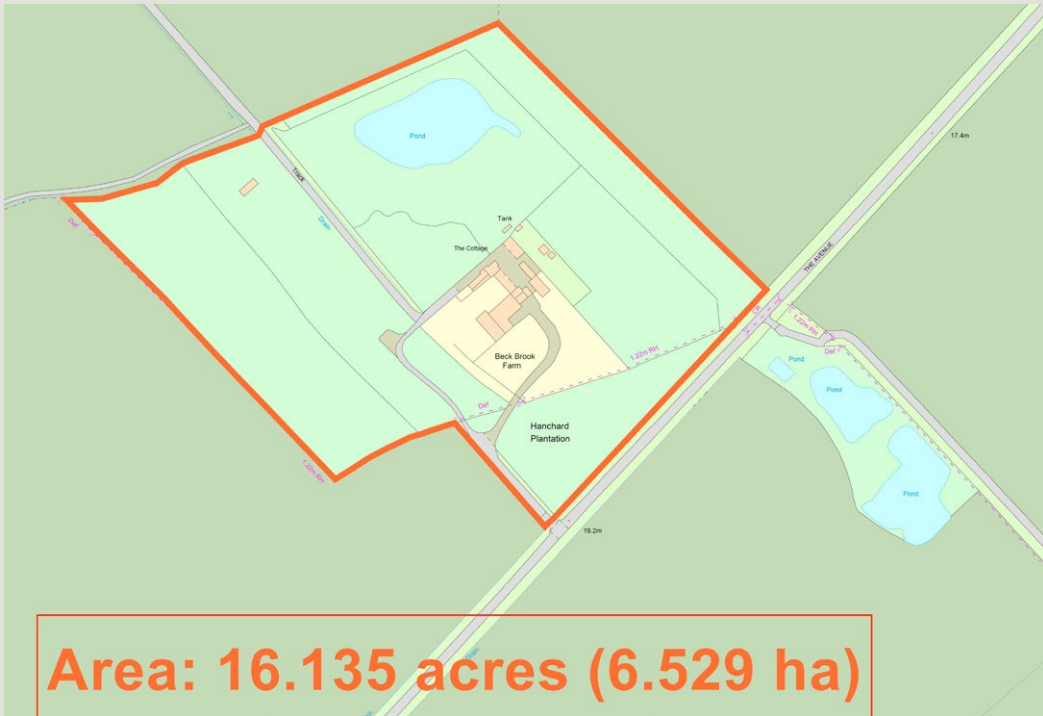
For more information on this property, please refer to the Material Information brochure that can be found on our website.



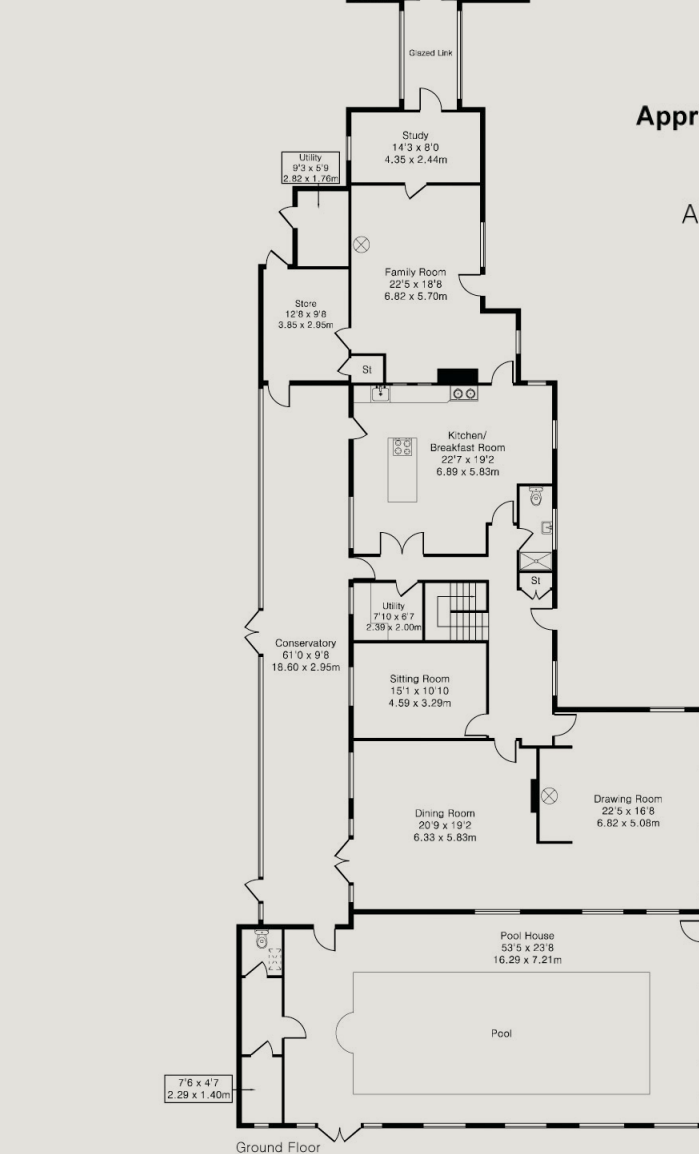
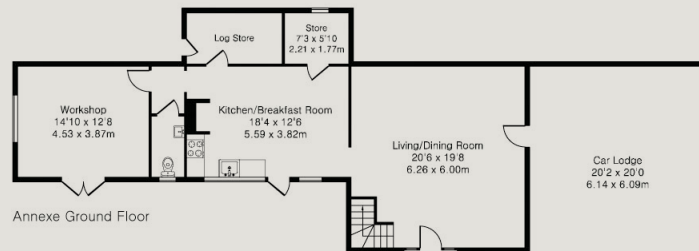












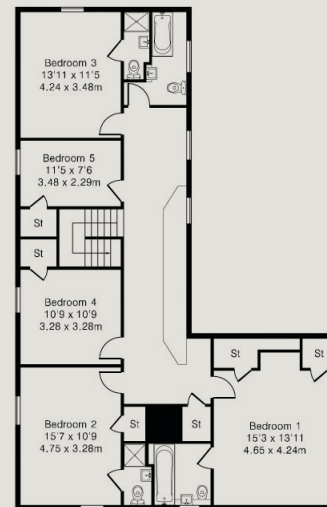
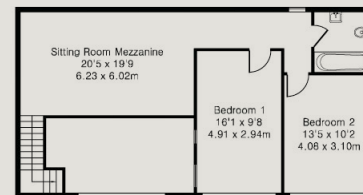
### Approximate Gross Internal Area 8693 sq ft - 807 sq m

Ground Floor Area 4324 sq ft – 402 sq m

First Floor Area 1372 sq ft – 127 sq m

Annexe Ground Floor Area 2175 sq ft – 202 sq m

Annexe First Floor Area 822 sq ft – 76 sq m



## VIEWINGS

Strictly by appointment through the Agents.

### Special Notes

- As the sellers' agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floorplans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.





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