

The Manor House

Middle Street, Thriplow, SG8 7RD



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A substantial Grade II Listed detached Elizabethan manor house of great historical importance and immense charm and character.*

This splendid country residence has been sympathetically improved and extended in more recent times and retains many fine original features including a wealth of exposed beams and timbers, Inglenook fireplaces, panelled walls to the principal reception room and enjoys its own unique and rather special ambience. The property provides versatile and well-proportioned accommodation extending to about 6238 sqft together with beautiful mature grounds of just over 10 acres and range of outbuildings including a parcel of land of 0.4 acres with the benefit of implemented planning consent for the erection of a detached dwelling of approximately 3,600 sqft.

The property is being offered for sale as three lots, available separately or as a whole.

The Manor House occupies a wonderful position with the highly sought after and picturesque village of Thriplow, famous for its annual daffodil weekend and large village green. Thriplow is one of South Cambridgeshire's most desirable villages with its own fine church, primary school, inn and stores/post office. The village is conveniently placed just 6 miles south west of the university City of Cambridge. For the commuter the nearest M11 motorway access point is situated just 2 miles away at Duxford (Junction 10) and there is a main line station close by at Whittlesford.

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.





LOT 1 - MANOR HOUSE WITH 3.13 ACRES
GUIDE PRICE - £1,950,000

SIX PANELLED TIMBER ENTRANCE DOOR

into:

ENTRANCE HALL

Timber panelling, stone tiled floor.

DRAWING ROOM

Carved ceiling timbers, wood panelling, feature brand open fireplace with stone surround and wooden bressumer, brick hearth, exposed and sealed floorboards, two radiators, sash windows as well as a panelled and glazed door leading out to the garden.

SITTING ROOM

Feature fireplace, log burning stove, brick hearth, timber panelling, radiators, casement window, panelled and glazed door to outside, door through to:

ORANGERY

Pitched glazed roof, tiled floor, radiator, double glazed to three sides with twin French doors leading out to the gardens.

DINING HALL

Feature Inglenook fireplace with bressumer, tiled and brick hearth, exposed red brick chimney breast, tiled floor, radiator, leaded casement windows.

STUDY

Radiator, leaded casement window, panelled and glazed door leading to outside, storage cupboard.

ENSUITE CLOAKROOM

Low level w.c., pedestal wash hand basin, radiator.

SIDE HALL

Rooflight, dado rail, tiled floor, coats cupboard, double storage cupboard, panelled door with secondary staircase rising to first floor.









KITCHEN/BREAKFAST ROOM

Kitchen is fitted with a range of bespoke solid oak units with a mixture of oak and granite working surfaces, tiled floor, white two oven oil fired Aga (currently decommissioned), half bowl single drainer sink unit, mixer tap, a range of Miele appliances including dishwasher, warming drawer, fan oven, microwave oven, 4 ring Bosch gas hob, shelved pantry cupboard, fitted and concealed refrigerator, stone tiled floor, ceiling with inset downlighters, fitted breakfast bar, glazed fronted display cabinet, leaded casement windows and glazed door leading out to the garden.

REAR HALL

Staircase rising to the upper floors, timber handrail, newel post and spindles and understairs storage cupboard.

BATHROOM

Fitted with white three piece suite with panelled bath, mixer/shower tap, wash hand basin with cupboard below, low level w.c., radiator, tiling, insulated hot water tank and slatted shelving, plumbing and space for automatic washing machine, space for tumble dryer, leaded window.



DOOR

With access to:

CELLAR

With wine racks, brick floor, limited head height.

ON THE FIRST FLOOR

LANDING

With staircase rising to the second floor, wall lights, panelling, radiator, sash window to the side.

BEDROOM 1

Cast iron fireplace, wooden surround, timber panelled, fitted cupboards, exposed wide floorboards, radiator, leaded windows.

ENSUITE

With three piece suite comprising panelled bath with mixer/shower tap, wash hand basin, heated towel rail/radiator, low level w.c., wide floorboards, timber panelling, leaded window to the front.

BEDROOM 2

Radiator, wide floorboards, feature fireplace, moulded surround, leaded window to the front, Jack and Jill arrangement with ensuite.

BEDROOM 3

Timber panelled room, wide floorboards, wash hand basin, sash window, radiator.

BEDROOM 4

Fitted wardrobe cupboard, radiator, sash windows.

BEDROOM 5

Feature cast iron fireplace, wooden surround, radiator, sash window, (interconnecting door to Bedroom 4).

BEDROOM 6

Range of fitted wardrobes, radiator, leaded windows.

BATHROOM

Fitted with white suite comprising European panelled bath with mixer/shower tap, low level w.c. and wash hand basin, timber panelling, exposed wide floorboards.









ON THE SECOND FLOOR

Consists of four further rooms comprising:

BEDROOM 7

Exposed and sealed floorboards, panelling, dormer casement window and leaded window.

ENSUITE BATHROOM

Three piece suite, panelled bath with mixer/shower tap, low level w.c. and wash hand basin with cupboard below, dormer casement window.

BEDROOM 8

Radiator, leaded window. interconnecting door to Bedroom 7.



FAMILY ROOM

Access to:

DARK ROOM

With sink, pressurised hot water cylinder, timber panelled and glazed door with access to turreted staircase leading to the ground floor.

BEDROOM 9

Radiator, leaded window.

OUTSIDE

The property is approached by 5-bar timber gate through a gravelled driveway turning right towards the Manor and left towards a range of outbuildings, brick and flint weatherboarded elevations underneath a pitched slate tiled roof incorporating a four bay GARAGE with eaves storage, power and light, pit with four sets of twin timber doors. Open fronted log store, workshop with bench, wall shelving, power and light, storage cupboards with garden toilet, low level w.c. and wash hand basin.

STABLE 1

Currently used as a store, stable door, window.

STABLE 2

Currently used as a store, stable door, power and light, window.

GROUNDS

In all the grounds extend to 3.13 acres. The property is surrounded by well stocked formal gardens, fenced paddock, upland with a range of fine specimen trees, wildlife pond. Range of useful outbuilding potting sheds one housing boiler. Former dog kennels, fruit and vegetable garden, enclosed by post and rail fencing with greenhouse, flowering and shrub beds and fruit cage.

Front garden with brick and flint wall and enclosed rear garden. Gated access leading through to land.

LOT 2: Land with implemented planning consent. **Guide Price - £400,000.**

LOT 3: Parcel of agricultural land extending to about 6.5 acres. **Guide Price - £150,000.**

MATERIAL INFORMATION

- Lot 1 Guide Price - £1,950,000
- Lot 2 Guide Price - £400,000
- Lot 3 Guide Price - £150,000
- Total Guide Price - £2,500,000
- Tenure - Freehold
- Council tax band - H
- Local Authority - South Cambridgeshire

AGENT'S NOTES

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

VIEWINGS

Strictly by appointment through the Agents.

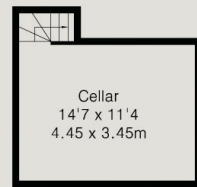




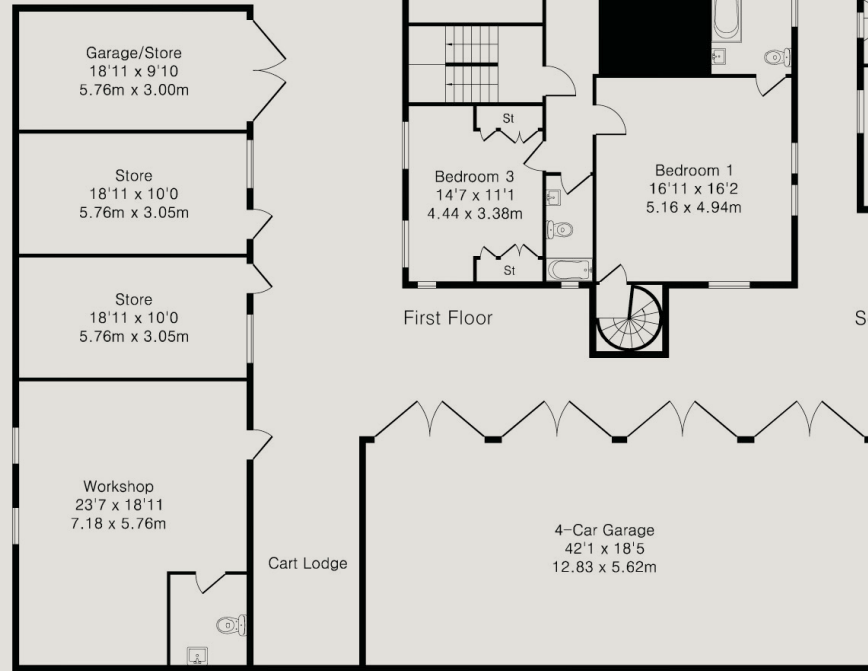


Approximate Gross Internal Area 6258 sq ft - 581 sq m

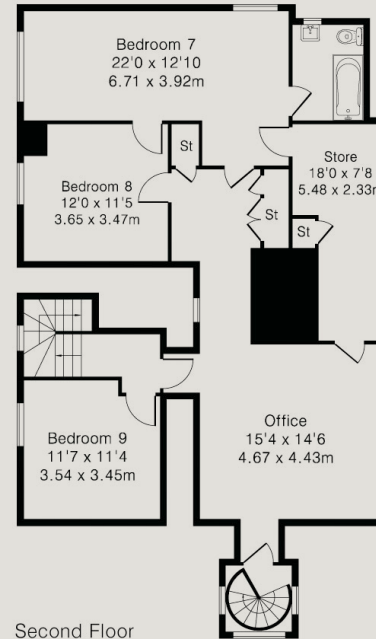
Cellar Area 177 sq ft - 16 sq m
 Ground Floor Area 2512 sq ft - 233 sq m
 First Floor Area 1567 sq ft - 146 sq m
 Second Floor Area 1169 sq ft - 109 sq m
 Garage Area 962 sq ft - 89 sq m
 Outbuilding Area 833 sq ft - 77 sq m



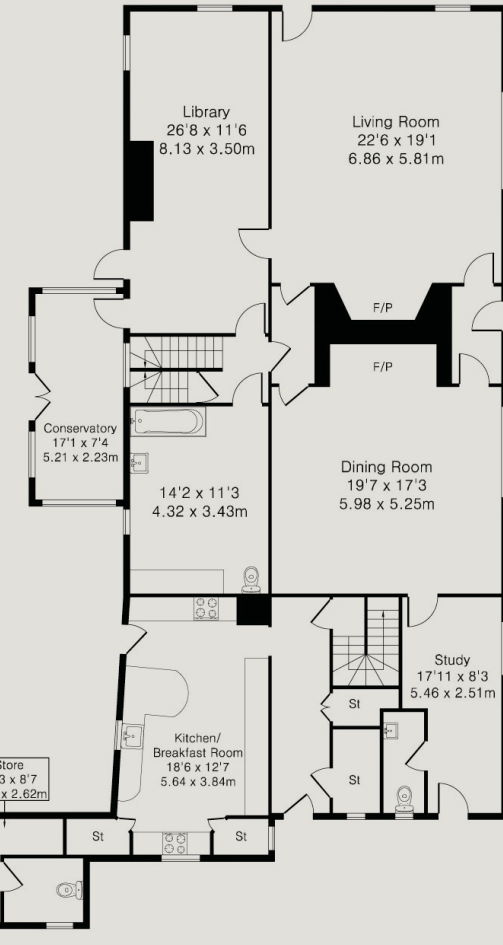
Cellar



First Floor



Second Floor



Ground Floor

Outbuilding

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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