



Manor Farm, High Street, Knapwell, CB23 4NR

**CHEFFINS**

## Manor Farm

Knapwell,  
CB23 4NR

A unique and very special opportunity to acquire an impressive Grade II listed detached period house with of timber frame construction dating back to the 17th century with a red brick facade. Further land/paddocks located to the rear of the house, currently used for grazing or haymaking, could be available either for rent or possible purchase. This much loved, family home provides well proportioned and versatile living accommodation and retains its own unique ambiance and a wealth of attractive character features including exposed beams, timbers and Inglenook fireplaces. The property sits in a large plot of an acre, with the benefit of delightful mature front and back gardens including a large natural pond and adjoining orchard/paddock.

Manor Farm itself occupies a delightful and prominent position fronting onto the High Street of the highly sought after village of Knapwell which is surrounded by unspoilt farmland and countryside. The property overlooks adjoining paddocks with wonderful views over farmland and Overhall Grove, an ancient woodland famous for its Oxlips and Bluebells. Knapwell has its own fine church, a variety of walking routes and the RSPB's Hope Farm which focuses on nature friendly farming giving both peaceful surroundings and beautiful birdsong. Knapwell is very well placed located just 10 miles west of the University City of Cambridge, with easy access to the M11 to London, the A14 and A428.

5 1 2

Guide Price £1,350,000



## WOOD PANELLED ENTRANCE DOOR

leading to:

## RECEPTION HALL

with glazed windows to side aspect, radiator, most attractive tiled floor, staircase leading to first floor, door to:

## DRAWING ROOM

An atmospheric and quite delightful principal reception room with a feature large bay window to side aspect with sliding sash windows with views over the gardens and trees, double radiator, part panelled walls, feature Inglenook style open fireplace with exposed brick chimney breast, stone hearth, two further radiators, and a sliding sash window to rear aspect overlooking a well stocked, established garden with wonderful views over countryside beyond.

## DINING ROOM

with attractive Adam style fireplace with inset coal effect fire, marble surround and hearth and decorative sides and mantel above, two radiators, recess with fitted book and storage shelves, windows to front and side aspect, natural wood flooring.

## FURTHER DOOR FROM RECEPTION HALL

leading to:

## LIVING ROOM

with large feature Inglenook style open fireplace with brick chimney breast, raised tiled hearth, feature oak panelling above and to side, old oven recess, fitted book and storage shelves, exposed beams and timbers, long double radiator, stone tiled floor, and glazed windows to front aspect, deep built-in cloaks/storage cupboard.





### KITCHEN/BREAKFAST ROOM

with inset single drainer twin bowl sink unit with mixer taps, cupboards below, extensive range of fitted base units comprising work surfaces with cupboards and drawers beneath, integrated Neff dishwasher, wall storage cupboards and a feature former Inglenook style fireplace which is now a recess and housing the oil fired boiler and integrated oven with a 4 point Neff gas hob above, worktops to side, cupboards and drawers below, oak bressumer above, further recess with base unit and wall storage cupboard and space for upright fridge/freezer, dresser style unit with glass fronted leaded light display shelving with cupboards above, further wall cupboards to side with a glass fronted display cabinet, integrated Neff microwave oven (currently not working) and a full height shelved larder/cupboards to side, radiator, windows to front and rear aspect overlooking the gardens and stable door leading to:

### REAR LOBBY

with tiled floor, windows to side aspect and full height glazed door leading to paved terrace and gardens, door off to:

### LAUNDRY ROOM

with an inset sink unit with drainers to either side, mixer taps, cupboards and drawers below, space and plumbing for washing machine, built-in broom/storage cupboard, sliding sash windows to rear aspect overlooking the gardens and paddocks beyond, windows to side aspect, door to:

### PANTRY/STORE

with high ceiling, extensive fitted shelving, brick floor and sliding sash windows to rear aspect overlooking the rear gardens.

At the far end of the house there is a door from the reception hall leading to:

### SIDE LOBBY

with radiator and doors to:



## LEAN-TO STORAGE AREA

with door leading through to a driveway to side and further access to storage area with two brick outhouses/log store, brick flooring and gate to rear garden:

## LARGE CLOAKROOM

with coat hooks, radiator, pedestal wash hand basin, low level w.c., window with frosted glass to side aspect and high level meter cupboards and fuse box.

## ON THE FIRST FLOOR

### GALLERIED STYLE LANDING AREA

with windows to side and feature arch window to front aspect, trap door to roof space.

### INNER LANDING

with door off to:

### BEDROOM 1

with feature cast iron fire-grate with decorative sides and mantel shelf above, built-in wardrobe housing hot water tank and built-in linen cupboard, double radiator, windows to front aspect, pedestal wash hand basin with wall mirror and electric strip-light/shaver socket above.

### BEDROOM 2

with double radiator, windows to side aspect, large walk-in wardrobe and recess with vanity style unit with wash hand basin, cupboards below, wall mirror above, exposed beams.

### BEDROOM 3

with double radiator, two built-in wardrobes and window overlooking front garden and fields beyond.







## BATHROOM/SHOWER ROOM

A generous main bathroom with a blue suite comprising bath, pedestal wash hand basin with tiled splashback, low level w.c., and large walk-in shower area with wall mounted electric shower unit, tiled floor, glazed screen and glazed door to front, double radiator, windows to front aspect with frosted glass, electric shaver socket.

## BEDROOM 4

with double radiator, sliding sash windows to rear aspect overlooking the gardens and paddocks with countryside beyond, recess with vanity style unit with cupboards below, wall mirror.

## REAR LANDING

with radiator, and wooden staircase up to:

## ON THE SECOND FLOOR

## LANDING

## ATTIC BEDROOM 5

with radiator, windows to side aspect overlooking the gardens and orchard. Door to:

## INNER LANDING AREA

with natural wooden floorboards, with door to built-in cupboard / attic room housing water tank and corridor opening to:

## ATTIC ROOM

with natural wooden floorboards, windows to side aspect.



## OUTSIDE

To the front of the property there is a most attractive garden laid to lawn with well stocked borders and a variety of mature shrubs and trees to side, and an oil storage tank set behind panelled and trellis fencing. Paved pathway leading to the front entrance porch and entrance door.

To the left side of the house there is a gravelled driveway over which Manor Farm grants vehicular access to a garage belonging to and gate leading to the neighbouring property.

To the right side of the front gardens there is a driveway which leads to a courtyard style parking and turning area adjacent to which is a detached timber constructed garage with electric door.

There are 5-bar gates from this area which lead to the orchard which is laid to grass with several fruit trees and is partly enclosed by mature yew hedgerow. Adjacent to the orchard there is a large feature natural pond which is surrounded by borders, trees and shrubs.

There is a large raised paved terrace immediately adjacent to the property itself and paved pathways lead down by the side of the pond to the principal gardens which are laid to lawn with a large herbaceous borders, shrubs and trees around and these back directly onto the paddocks with woodland and countryside beyond.

## AGENTS NOTE

It is noteworthy that Pre-Application Advice was given by South Cambs District Council on 23.6.2015 and the principle of building a single dwelling in the orchard (0.4 acres) was considered acceptable subject to several outstanding issues.

The paddocks behind the house and gardens are shown in blue on the attached plan and could be available by separate negotiation either to rent or purchase.





Guide Price £1,350,000  
Tenure - Freehold  
Council Tax Band - G  
Local Authority - South Cambridgeshire  
District Council



## Approximate Gross Internal Area 4023 sq ft - 374 sq m

Ground Floor Area 2116 sq ft – 197 sq m

First Floor Area 1282 sq ft – 119 sq m

Second Floor Area 625 sq ft – 58 sq m

Garage Area 248 sq ft – 23 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.





Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](https://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.

