



Fardells Lane, Elsworth, CB23 4JE

CHEFFINS

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Elsworth,
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A most impressive and substantial detached barn-style residence, extending to about 4,173 square feet, together with garaging for five cars, an annexe, store and detached studio. Occupying a most attractive village location, with grounds, in all, extending to about 1.2 acres.

6 5 5

Guide Price £1,600,000





LOCATION

Elsworth is a delightful picturesque quiet village strategically placed but well away from the main roads to East Anglia, London, Midlands and the north. Elsworth which is 10 miles to the west of Cambridge is accessed via the A14 or the A428 each about 3 miles from the village. Elsworth is only 11 miles south east of Huntingdon which is well served with its fast link to London King's Cross. St Neots station is also easily accessible approximately 10 miles distant. For schooling there is an excellent and sought after primary school in the centre of the village and secondary schooling in nearby Swavesey Village College about 4 miles or Comberton Village College about 9 miles. Further schools in both state and private sector are available in the university city of Cambridge along with educational and sporting amenities. There is also a Tesco Superstore at Bar Hill approximately 4 miles away and a Waitrose in St Ives about 7 miles distant.

PAIR OF SOLID TIMBER ENTRANCE DOORS

leading into:

ENTRANCE HALLWAY

with coved ceiling, radiator, and double glazed windows to the front, double glazed window to the side, stone tiled floor, door leading through to:

RECEPTION HALL

with coved ceiling, staircase rising to the upper floors with natural timber handrail, newel post and spindles, wall lights a pair of radiators, storage cupboard and coats cupboard.

CLOAKROOM

fitted with white suite comprising pedestal wash hand basin, low level w.c., coved ceiling with downlighters, extractor fan, half tiled walls, towel rail/radiator, double glazed and frosted window.

DRAWING ROOM

with coved ceiling, recess speakers, wall lights, feature open fireplace with marble hearth and slips, stone mantel and surround, double glazed window to the side, double glazed doors and windows to the rear and double glazed window to the other side of radiators.

FAMILY ROOM

coved ceiling, wall lights, radiator, double glazed window to the side.

STUDY/HOME OFFICE

radiator, coved ceiling with recess speaker, double glazed window.

KITCHEN/BREAKFAST ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers to base and eye level with granite working surfaces with matching upstands and tiling to splashbacks, undermount one and a half bowl sink unit with mixer tap and waste disposal, fitted double breakfast cupboard, Hotpoint American style fridge/freezer, AEG ovens and warming drawer, fitted and concealed AEG dishwasher, island unit with breakfast bar with granite top and further storage cupboards with a pair of AEG wine coolers, tiled floor, ceiling with inset downlighters, speaker, coving, double panelled radiator, double glazed windows to the front and rear.

UTILITY ROOM

rolltop working surfaces with inset single drainer sink unit with mixer tap, range of natural timber fronted storage cupboards, oil fired boiler, double panelled radiator, mirror fronted wardrobe cupboard with hanging rail and shelving, access to loft space, ceiling with inset downlighters, double glazed and panelled door leading out to the side.

CLOAKROOM 2

with white suite comprising pedestal wash hand basin and low level dual flush w.c., tiled floor, part tiled walls, radiator, storage cupboard, coved ceiling with inset downlighters, extractor fan, double glazed window.

DINING ROOM

with coved ceiling, radiator, recessed speaker, square arch open through to:

GARDEN ROOM

feature vaulted ceiling with double glazed Velux rooflights, ceiling with inset downlighters, double glazed window to the rear and double glazed bi-fold doors leading out to the garden.

ON THE FIRST FLOOR**LANDING**

with galleries landing above, staircase rising to the second floor with natural timber handrail, newel post and spindles, spacious landing, wall lights, part coving, double panelled radiator, radiator, double glazed window to the front, double storage cupboard housing hot water cylinder and slatted shelving, further radiator.

BEDROOM 1

ceiling with inset speakers, a pair of radiators, double glazed windows to the side and rear, a pair of walk-in wardrobes with shelving and hanging rails.

ENSUITE BATHROOM

with white four piece suite comprising tiled shower cubicle, pedestal wash hand basin, low level w.c., panelled bath with mixer shower tap, heated towel rail, double panelled radiator, part tiled walls, tiled floor, extractor fan, ceiling with inset downlighters and speaker, double glazed window to the side.

BEDROOM 2

coved ceiling, fitted wardrobe cupboard, double panelled radiator, double glazed window to the front.

ENSUITE SHOWER ROOM

tiled shower cubicle with glazed door, pedestal wash hand basin, low level w.c., heated towel rail/radiator, double panelled radiator, half-tiled walls, coved ceiling with inset downlighters, extractor fan, double glazed window to the side.

FAMILY BATHROOM

with white four piece suite comprising panelled bath with mixer/shower tap, tiled shower cubicle, pedestal wash hand basin and low level w.c., half-tiled walls, double panelled radiator, heated towel rail, coved ceiling with inset downlighters, extractor fan, double glazed and frosted window.

BEDROOM 3

coved ceiling, a pair of fitted wardrobes, double panelled radiator, double glazed window to the rear.

ENSUITE SHOWER ROOM

tiled shower cubicle, pedestal wash hand basin, low level w.c., heated towel rail/radiator, half-tiled walls, tiled floor, ceiling with inset downlighters, extractor fan.

BEDROOM 4

coved ceiling, fitted wardrobe, double panelled radiator, double glazed window to the front.

ENSUITE SHOWER ROOM

tiled shower cubicle, pedestal wash hand basin, low level w.c., heated towel rail/radiator, tiled floor, tiled walls, ceiling with inset downlighter, extractor fan.

BEDROOM 5

coved ceiling, fitted wardrobe, double panelled radiator, double glazed window to the front.

ON THE SECOND FLOOR**LANDING**

double glazed rooflight.

BEDROOM 6

ceiling with inset downlighters, access to eaves, radiator, wardrobe cupboard, double glazed rooflight, double glazed window to the side.

DRESSING ROOM

access to eaves, spotlights, double panelled radiator, door through to:

BATHROOM

fitted with white three piece suite comprising tiled panelled bath with mixer shower tap, pedestal wash hand basin and low level w.c., double panelled radiator, half-tiled walls, ceiling with inset downlighters, extractor fan, double glazed window to the side.

OUTSIDE

The property sits in its own delightful established plot with a pair of 5-bar gates opening to a large gravelled driveway parking with small lawned area, flowering and shrub beds. TRIPLE GARAGE with three up and over doors to the front, eaves storage, power and light connected, adjoining workshop/store again with eaves storage, wall shelving, power and light connected. DOUBLE GARAGE with a pair of up and over doors to the front, power and light connected.

ANNEXE

located at the rear and above the double garage with a panelled and double glazed entrance door leading into:

KITCHEN/DINING ROOM

rolltop working surfaces with inset one and a half bowl single drainer sink unit with mixer tap, electric hob and oven, staircase rising to the first floor, personal door through to double garage and:

SHOWER ROOM

white suite comprising tiled shower cubicle, pedestal wash hand basin, low level dual flush w.c., electric light, extractor fan.

ON THE FIRST FLOOR**BEDROOM**

with access to loft space, double glazed window, through to:

LIVING ROOM

with double glazed windows to the front and side.

OUTSIDE

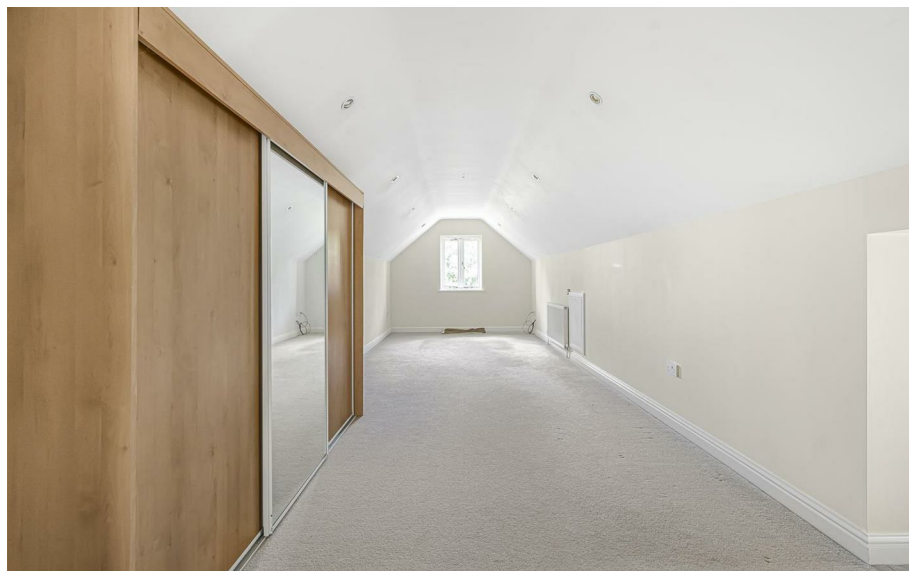
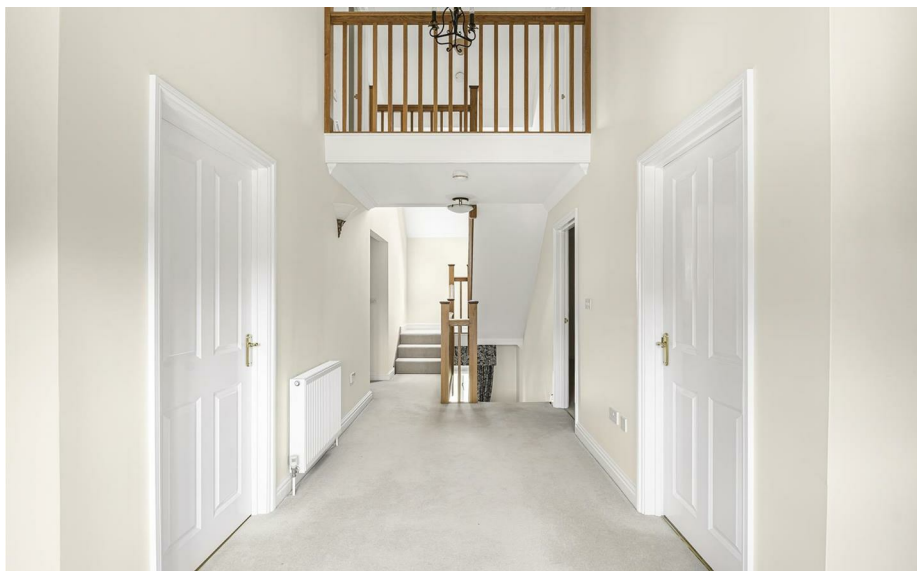
Gated access to either side leading to rear garden principally laid to lawn, mature shrubs and hedgerow, large paved patio with pergola above and detached studio, paved side with oil storage tank.












| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 57 | 62 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |



Guide Price £1,600,000
 Tenure - Freehold
 Council Tax Band - H
 Local Authority - South Cambridgeshire



**Approximate Gross Internal Area 4713 sq ft - 438 sq m
(Excluding Annexe & Garage/Outbuilding)**

Ground Floor Area 2325 sq ft – 216 sq m

First Floor Area 1840 sq ft – 171 sq m

Second Floor Area 548 sq ft – 51 sq m

Annexe Area 1001 sq ft – 93 sq m

Garage/Outbuilding Area 1259 sq ft – 117 sq m





[For more information on this property please refer to the Material Information Brochure on our website.](#)

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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.

