



Cosy Hollow, Church Lane, Graveley, PE19 6PW



## Church Lane

Graveley,  
PE19 6PW

A unique and rather special opportunity to acquire a detached, Georgian, former farmhouse offering scope for sympathetic improvement/updating and possible replacement subject to the necessary consent being obtained. The property occupies a most desirable position located at the end of the village lane, enjoying far reaching views over the adjoining farmland. The land extends to about 6.43 acres with a range of useful outbuildings as well as recently fenced paddocks. Graveley is conveniently located for access to major road and rail links with ease of access to Cambridge City.

3 2 2

Guide Price £850,000





## LOCATION

Graveley, nestled in Huntingdonshire, is a charming village offering picturesque rural surroundings. With a rich history, its appeal is complemented by essential local amenities, including a public house and a village hall. Superb road connectivity is provided by the A1198, facilitating easy access to major routes, while the nearby A14 connects Graveley to Cambridge. Commuters benefit from the proximity to railway stations at St Neots (6 mins) and Huntingdon (8 mins), offering rail links to Peterborough and direct links to London. This idyllic village seamlessly blends historic appeal with modern convenience, making it an inviting locale for those seeking a balanced rural lifestyle within reach of urban amenities.

## GROUND FLOOR

### ENTRANCE HALLWAY

With entrance door, doors to:

### RECEPTION ROOM 1

With bay window to the front aspect, open fireplace, door to kitchen.

### RECEPTION ROOM 2

With bay window to the front aspect, door to kitchen, door to conservatory.

### CONSERVATORY

With windows to the front and side aspect.

### KITCHEN

With window to the rear aspect, matching eye and base level units, preparation counter with inset sink and a half with drainer, inset four ring electric hob with extractor hood over, integrated oven, space for fridge freezer, cupboard housing hot water cylinder, stairs to the first floor, door to rear lobby.

### REAR LOBBY

With windows to the rear aspect, tiled floor doors to:

### SHOWER ROOM

With window to the front aspect, suite comprising; low level wc, pedestal wash basin, shower enclosure with glass and chrome sliding door.

## UTILITY ROOM

With space and plumbing for washing machine and dryer, sink with taps over, door to workshop.

## FIRST FLOOR

### LANDING

With loft access via hatch, storage cupboard, doors to

### FAMILY BATHROOM

With window to the rear aspect, suite comprising low level wc, panelled bath, vanity unit with inset basin, part tiled walls

### BEDROOM 1

With bay window to the front aspect, storage cupboard, door to

### BEDROOM 2

With bay window to the front aspect, exposed floorboards, fitted wardrobe, door to second hallway and staircase

### BEDROOM 3

With window to the rear aspect

## OUTSIDE

The property stands comfortably in its own grounds in all extending to about 6.43 acres this includes driveway, parking, formal gardens and fenced paddocks. The fencing extends to stallion height post and rail that is treated. All the paddocks are on automatic water feeds to the troughs

with water pipes/infrastructure underground. Gate ways allow easy access for machinery while the pastures are clean and regularly attended (weed-free /seeded and fertilised) by the vendor and have provided an excellent crop of hay each season to support. The stabling is Harlow boxes which are all lined with kickboards on concrete bases and over hang. The yard extends to a concrete surface and corral to promote exercise in the wetter months. 80 x 60 galvanised steel frame building has been used to store machinery, a full height horse lorry and feed bales. Solid surface with drainage in place to support infrastructure.

## STABLING

A 3 box stable and 2 box stable (timber framed construction with a concrete apron) with water piggy-backed from the main house.

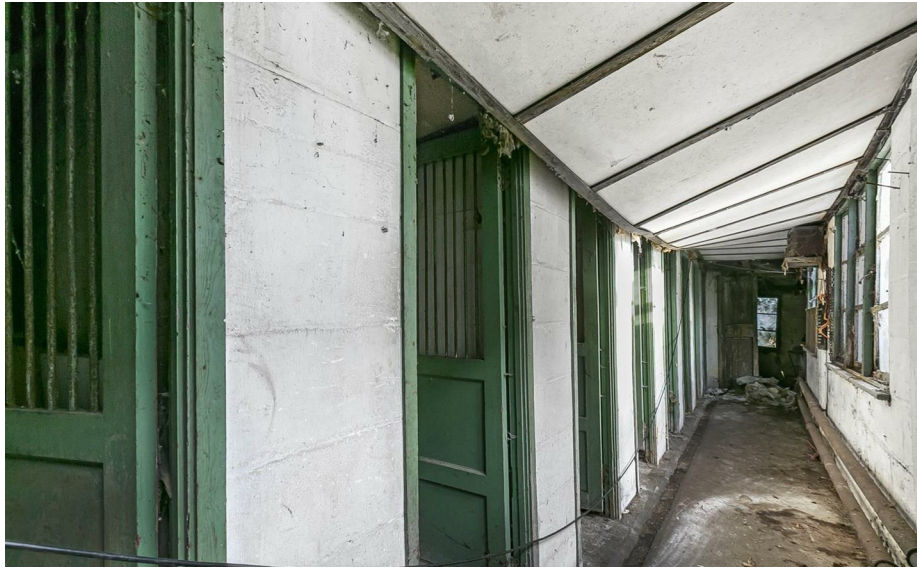
## OUTBUILDING 2

A 60ft x 80ft steel portal frame hay barn under a corrugated sheet roof, timber purlins, translucent roof lights under an earth floor – No services connected.

## FORMER KENNELS

Adjoining the main residence.



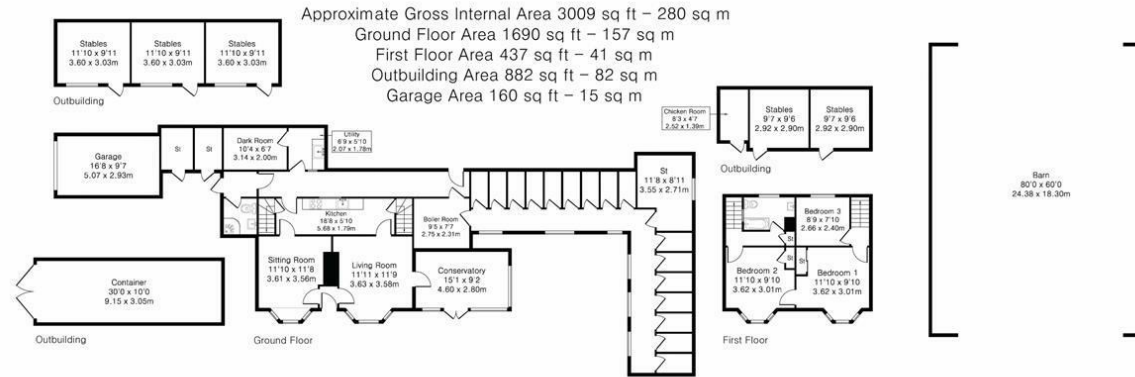


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>73</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>15</b>	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £850,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - South Cambridgeshire  
 District Council





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.



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