



Fen Farm, Lode Fen, Lode, Cambridgeshire

Pocock + Shaw

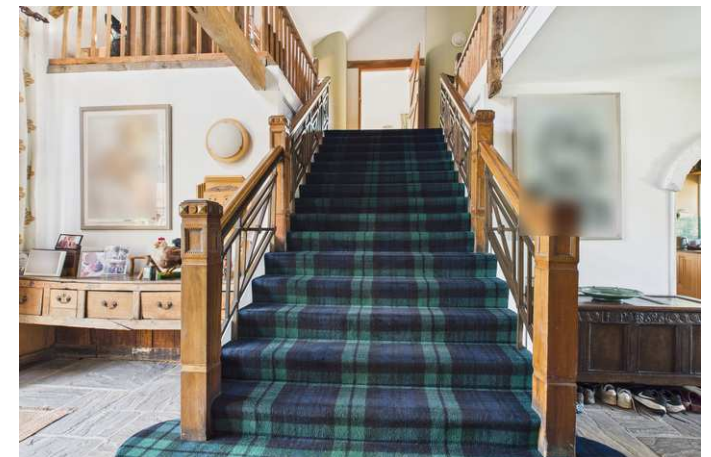
Fen Farm
Lode Fen
Lode
Cambridgeshire, CB25 9HF

Fen Farm is a barn conversion of rare distinction, set in an unrivalled location. At the heart of 7.4 acres of landscaped and natural grounds with a tranquil lake, this remarkable five-bedroom home blends space, style and rural character.

Highlights include a stunning entrance hall with an impressive staircase, generous reception rooms with exposed beams, and a charming courtyard setting framed by versatile outbuildings.

Offering scale, elegance and endless potential, Fen Farm is a countryside residence of true uniqueness.

Guide Price: £1,450,000



A Barn Conversion of Rare Distinction in a Breathing Setting

Unrivalled in location, Fen Farm is an exceptional five-bedroom barn conversion, set at the heart of 7.4 acres of landscaped gardens, natural grounds, and a tranquil lake.

This unique home combines generous proportions with abundant rural character, featuring a grand entrance hall with an impressive staircase and exposed beams throughout. The property is arranged around a charming courtyard, flanked on both sides by a range of versatile outbuildings, offering endless potential.

There are homes that simply offer shelter, and then there are homes that tell a story. Fen Farm belongs firmly to the latter. Converted from an agricultural barn some thirty years ago, it has since become an idyllic family retreat, a place where space, tranquillity, and history blend seamlessly with the demands of modern living.

Set at the heart of 7.4 acres of gardens and grounds, the property is a rare sanctuary. Formal lawns melt into wild meadows, a private lake reflects the ever-changing skies, and from here there is direct access to the River Cam via Bottisham Lode. Reached by a discreet track off Lug Fen Drove, the house enjoys a true sense of privacy, yet remains perfectly connected to Cambridge and beyond.

Inside, the accommodation extends to around 3,600 sq ft, with every corner designed to celebrate the barn's original character. The grand entrance hall immediately impresses, offering courtyard views and showcasing a striking staircase — once part of the iconic Eaden Lilley department store in Cambridge. To one side, the farmhouse-style kitchen and dining space forms the warm heart of the home, complete with a cast-iron Esse range, walk-in pantry, and adjoining wood store. Across the hall, the main sitting room is a space of rustic elegance, with exposed beams, brickwork, and a woodburning stove creating an irresistible focal point. A cosy snug, also with stove, provides the perfect retreat on winter evenings, while a ground-floor shower room adds practicality.

Upstairs, the galleried landing opens into a versatile space, perfect for a study or reading corner. Five generous double bedrooms, including two interconnecting, are served by two family bathrooms, creating flexible accommodation for family life or visiting guests.

But it is outdoors that Fen Farm truly captivates. Behind the house, a series of traditional outbuildings flank the courtyard, brimming with potential for conversion into studios, leisure spaces, or even additional living accommodation (subject to planning). Beyond, a further building with three open bays adds yet more versatility. Whether for hobbies, entertaining, or future expansion, the scope here is remarkable.

With its sweeping views, timeless architecture, and unique setting, Fen Farm is not just a property — it is a lifestyle. A home of distinction, offering rural serenity with all the possibilities of a modern country estate.

Situated just six miles east of central Cambridge and a short hop from Cambridge North Station, Lode is a picture perfect village brimming with character. To the west lies the historic market town of Newmarket, only eight miles away. Despite its small size, Lode has plenty to offer. The village boasts a much-loved Thai-style bar and restaurant, while the neighbouring village of Bottisham provides further amenities, including excellent primary and secondary schools. For leisure, residents can enjoy the prestige of the Cambridge County Polo Club right on their doorstep, or stroll through the stunning grounds of Anglesey Abbey, a National Trust treasure celebrated for its seasonal gardens and historic charm.

Well connected and accessible, Lode sits close to the A14, linking directly to the A11 and M11, and providing swift routes to Cambridge Science Park and Cambridge North. With its blend of rural beauty, community spirit, and excellent links, Lode captures the essence of refined village living.

Fen Farm is located about 2 miles from the village along the Bottisham Lode and lies adjacent to the Cambridge County Polo Club — a real asset for those looking for a family home close to equestrian facilities.







Practical Considerations

Behind its timeless character, Fen Farm has been thoughtfully equipped for modern, sustainable living. A biomass heating system, discreetly housed in one of the outbuildings, provides efficient warmth, supported by a hopper for ease of use. On the roof, solar panels with battery storage generate electricity, while a solar hot water system further enhances the home's eco credentials. Drainage is via a septic tank.

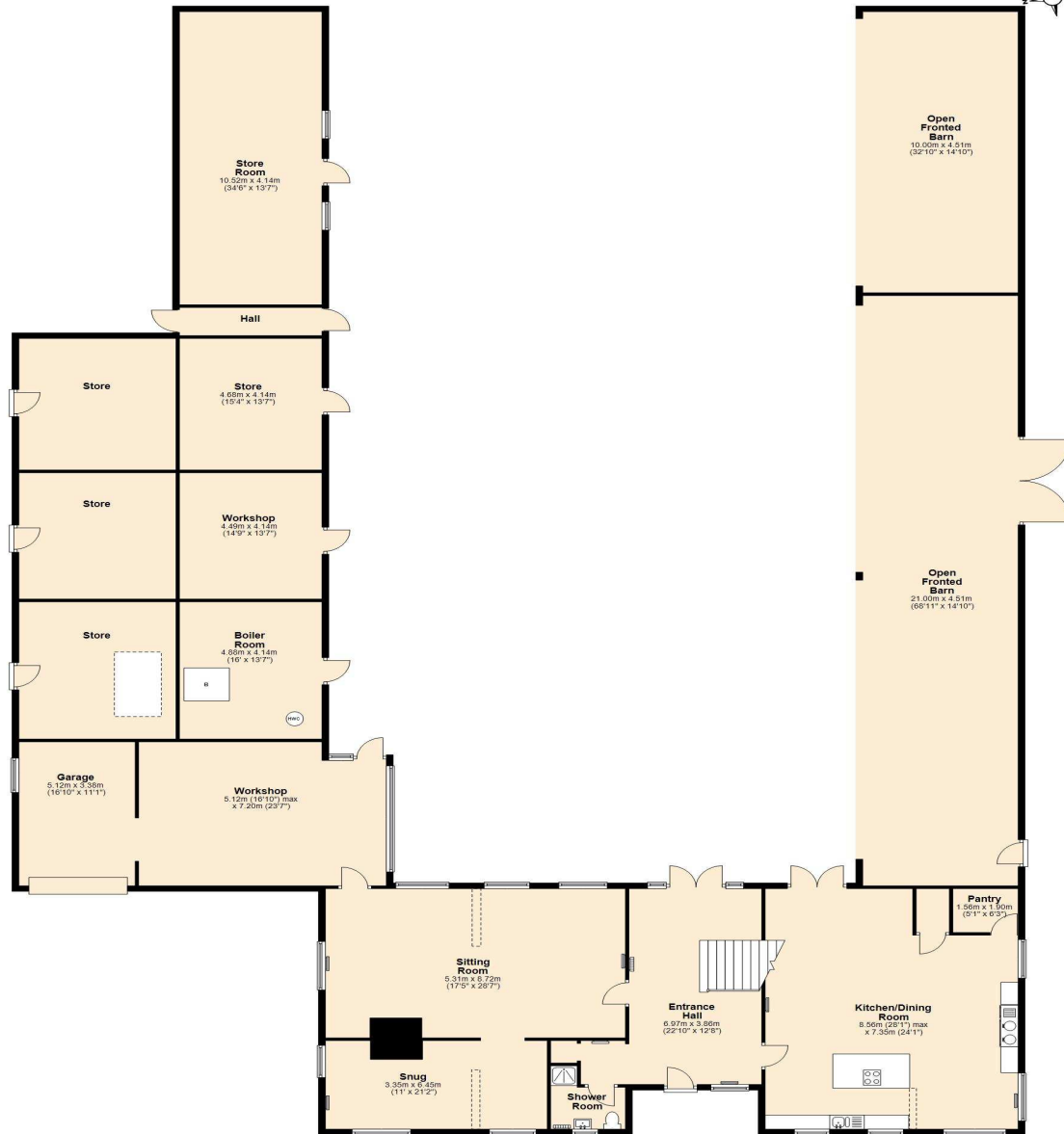
For connectivity, the property benefits from a wired internet connection, though the current owners favour Starlink satellite broadband, ensuring a fast and stable service in this idyllic rural setting.

There are also some rights of way to note: a pedestrian route follows the bank of the Lode, skirting the lake and continuing towards Waterbeach Pumping Station, while the Rivers Authority retains vehicular access for routine maintenance.





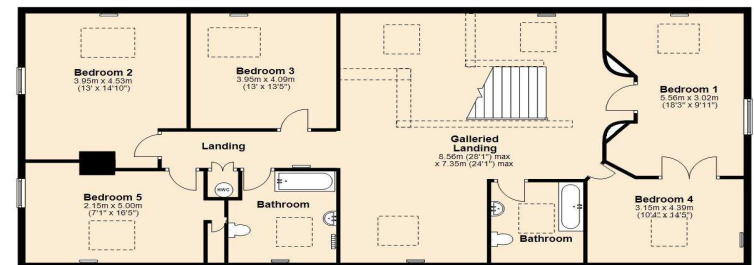
Ground Floor



Total area: approx. 337.6 sq. metres (3634.3 sq. feet)



First Floor



Tenure The property is freehold.

Services

Mains electricity is connected. Water is via a well and drainage is a septic tank.

The property is not in an conservation area. The property is in a very low flood risk area.

The property has a registered title.

Internet connection, basic: 18Mbps, Ultrafast: 57Mbps.

Mobile phone coverage by the four major carriers available.

EPC: D

Council Tax G East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

2 Wellington Street, Newmarket, Suffolk, CB8 0HT

01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

