



Cinques Road, Gamlingay, SG19 3NJ
£925,000

 6  3  4  E

LATCHAM
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this truly unique property that is located in the centre of Gamlingay. The property, including the impressive barns and entertainment/games room, garage and Annexe offers over 4900 sq ft of space with the main house being 2381 sq ft and the fully self contained Annexe being 632 sq ft.

Now as well as offering the fabulous opportunity for multi generational living or even Air B/B, there are endless possibilities of someone running a business from the property with two large barns that are 40ft and 32ft respectively and also that doesn't include the 41ft room above that is currently used as an entertainment/Games area.

The main house comprises of large entrance hall, Office, dining room, Kitchen/Breakfast room, Lounge, Rear lobby, W.c and a utility room completes the downstairs. Upstairs there are five bedrooms with the master having an En Suite as well as a dressing room. There is a large family bathroom too.

The Annexe is fully self contained with its own electric and gas supply. It has its own entrance and has a fitted kitchen 20' sitting room and to the first floor there is a 20'10 bedroom with an En Suite. The Annexe also has the real benefit of its own lawned private rear garden.

There is great space to the outside too with a large courtyard area that can be accessed by both the Annexe and the main house. The main garden has a good sized lawned area and a separate area that houses a greenhouse.

There is a garage with power and lighting. An additional benefit is the off road parking for two cars but could easily be more. As already mentioned, this is a truly unique property that could be a fabulous home as well as multi generational living or the possibility (Subject to the correct permissions) being used as a business. Located on the Cambridgeshire/Bedfordshire border, this popular village is well positioned for those looking for Country Life with good road links into Cambridge and London. Comberton catchment.

Entrance

Entrance Lobby

Entrance Hall

15'7 x 11'10 (4.75m x 3.61m)

Dining Room

15'11 x 8'1 (4.85m x 2.46m)

Office

14'11 x 9'2 (4.55m x 2.79m)

Lounge

24'10 x 11'7 (7.57m x 3.53m)





Kitchen/Breakfast Room
18'5 x 11'1 (5.61m x 3.38m)

Rear Lobby

W.c

Utility Room
7'2 x 6'3 (2.18m x 1.91m)

First Floor

Landing

Bedroom One
22'11 x 18'8 (6.99m x 5.69m)

En Suite

Bedroom Two
13' x 12' (3.96m x 3.66m)

Bedroom Three
11'1 x 11'10 (3.38m x 3.61m)

Bedroom Four
11'8 x 8'10 (3.56m x 2.69m)

Bedroom Five
11'10 x 8' (3.61m x 2.44m)

Family Bathroom

Annexe

Annexe Kitchen
8'11 x 8'1 (2.72m x 2.46m)

Annexe Lounge
20'11 x 13'2 (6.38m x 4.01m)

Annexe Bedroom
20'10 x 13'3 (6.35m x 4.04m)

Annexe En Suite

Outside

Barn One
40'2 x 13'7 (12.24m x 4.14m)

Barn Two
32'9 x 11'11 (9.98m x 3.63m)

First Floor Entertainment/Games Room
41'7 x 15'8 (12.67m x 4.78m)

Storage shed.

Courtyard

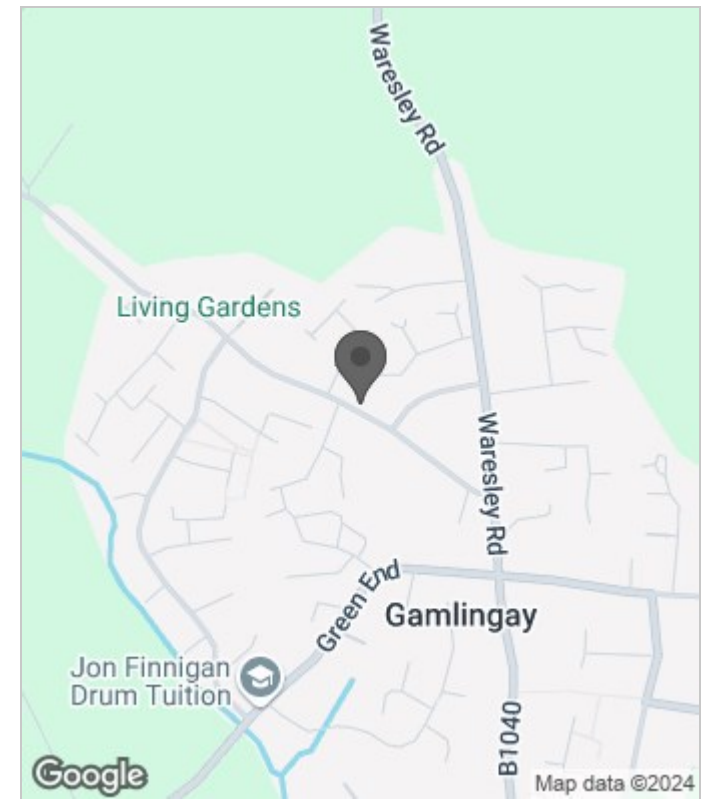
Main Garden

Annexe Garden

Cinques Road, SG19

Approximate Area = 2381 sq ft / 221.2 sq m
 Annexe = 632 sq ft / 58.7 sq m
 Garage = 312 sq ft / 29 sq m
 Outbuildings = 1608 sq ft / 149.4 sq m
 Total = 4933 sq ft / 458.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	45	64
	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricsbecom 2024. Produced for Latcham Dowling Ltd. REF: 1109132

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.