



Fen Lane, Swaffham Bulbeck, Cambridge, CB25 0NJ

Guide Price £1,200,000 Freehold



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**TUCKED AWAY ALONG FEN LANE, SWAFFHAM BULBECK, IS THIS DETACHED SIX-BEDROOM FARMHOUSE, DELIGHTFULLY NESTLED WITHIN A GENEROUS PLOT OF APPROXIMATELY 2.3ACRES.**

- Detached Farmhouse with parts originating back over 200 years
- Six bedrooms, three bathrooms and four reception rooms.
- Gas central heating.
- Gravel laid driveway, detached barn with carport to the side.
- Plot measuring approximately 2.3acres.
- EPC rating – 56/D
- Council Tax Band - G

With the original part of the property dating back over 200 years, this home has been extended on numerous occasions and now provides generous living accommodation measuring 3051SQFT/285SQM.

To the ground floor the property comprises of four reception rooms which include a sitting room measuring 26ft in length, a formal dining room with wood burning stove, a breakfast room and a large family room with vaulted ceiling and double aspect windows. Completing the ground floor is a kitchen which opens directly onto the breakfast room, a rear lobby/boot room, utility room and a ground floor WC.

The first floor of the property offers views from each room across neighbouring fields and comprises of six well-proportioned bedrooms, three bathrooms and ample storage throughout. Bedrooms one and two each benefit from en-suite shower rooms and each have large storage cupboards/wardrobes built in. Bedrooms three, five and six each have fitted/built in wardrobes. Bedroom six is currently used as a walk in dressing room/study. The family bathroom benefits from a free-standing claw foot bath, a low-level WC and a pedestal sink unit.

Externally – The property sits on a mature plot of approximately 2.3 acres and benefits from a large, detached barn which measures in the region of 1125SQFT/104SQM. The property has ample parking which is made up of a large gravel laid driveway/courtyard.

A further driveway running to the side of the barn provides access to the rear of the plot. The garden is split into four parts and comprises of a lawned garden to the side of the property, a hard standing tennis court which needs repair, an orchard/meadow, and a fenced wild garden which could be conveniently used as a paddock.

**Location**

Swaffham Bulbeck is a popular village, particularly well known for its high level of attractive and listed houses, situated to the east of Cambridge. The village offers a wide variety of facilities including post office and store, public house, recreation ground, church and primary school. Secondary schooling is available at Bottisham Village College.

**Services.**

Mains services connected : water, electricity & gas.  
A new private water treatment plant was installed in 2022

**Statutory Authorities.**

South Cambridgeshire District Council  
Tax band - G

**Fixtures and Fittings.**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing.**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





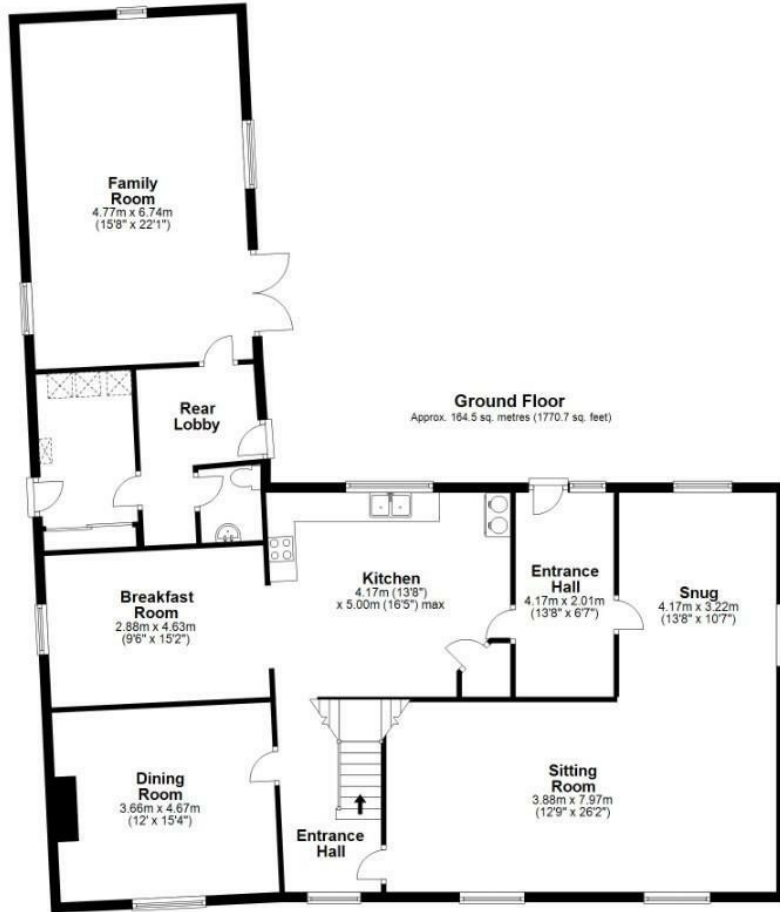
**First Floor**

Approx. 119.0 sq. metres (1280.7 sq. feet)



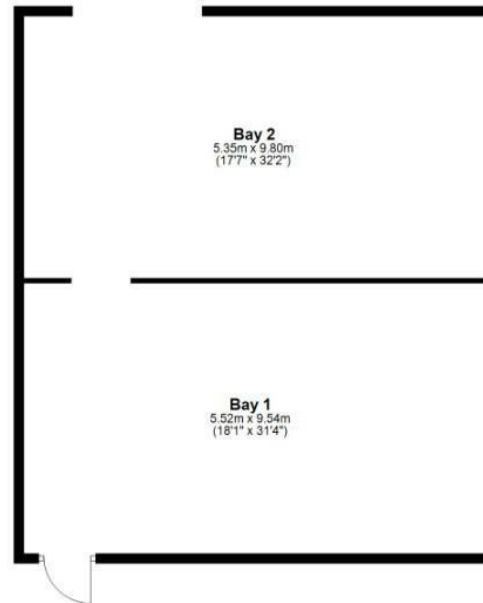
**Ground Floor**

Approx. 164.5 sq. metres (1770.7 sq. feet)



**Barn (excl. from area)**

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 283.5 sq. metres (3051.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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

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EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



