

Meadow Farm

Elsworth



A beautifully restored and interior designed Grade II listed farmhouse situated in a private setting in the desirable village of Elsworth.



Summary of accommodation

Main House

Ground Floor: Entrance Hall | Powder room/ Cloakroom | Drawing room | Sitting room | Study | Kitchen/ dining/sitting
Mud room | Utility | Cloakroom/WC | Orangery

First Floor: 5 bedrooms | 2 bathrooms

Cottage

2 bedrooms both en suite | WC/utility room | Living room | Kitchen | Conservatory | Walled gardens

Outside

Barn | Granary | 2 Greenhouses | Potting shed | Tennis Court | Pond | 3 Stores | parking for 8 cars



Situation

(Distances and times are approximate)

Elsworth is an attractive and sought after village located 8 miles west of Cambridge and only a 2 minute walk to Frank's Farm, upmarket rural shopping where there is a craft butcher, artisan baker, a deli and a café. In addition, the village benefits from a recreation ground for cricket and football, two public houses, an infant and primary school, village store and hairdressers.



Everyday shopping facilities can be found in Cambourne including a supermarket and petrol station.



A more comprehensive range of facilities are available in the nearby historical tourist City of Cambridge which is a leading centre of 'high tech' industry, the internationally renowned Science Park, Advanced Research Laboratories, Genome Centre, Addenbrooke's teaching hospital and Biomedical Campus. Cambridge has an excellent choice of independent and state schools, and there is also a state college in Cambourne.



The Property

The owners have meticulously invested into the look and feel of the entire property and its grounds. The house has a truly warm and inviting feel to it providing a real opportunity to enjoy lifestyle living. It features cast iron ornate radiators and valves, period style light switches, marble mantles, a walk in fireplace with huge log burning stove, feature beams and much more. The house has 4 quite different and relaxing reception rooms, each with unique and attractive features, beautiful flooring and lighting with shutters dressing the sash windows.

An absolute highlight of the property is the utterly gorgeous and extra-large kitchen, living and dining area complete with underfloor heating below a tumbled limestone floor.

The oak cabinetry is mostly freestanding with marble countertops, built in Bosch microwave and high tech Bosch Oven together with a Smeg Classic stainless steel freestanding cooker with induction hob. Understated low voltage lighting complements the natural light from the two impressive Georgian windows. There are inner hallways to the front and rear of the house, restored staircases with handrails, a large study/office with superfast broadband, a fully fitted boot room and utility with Belfast sink, together with a unique Orangery house featuring a large specimen Cheese Plant, Ficus and Palm.

The first floor features the large principal bedroom with restored wood plank floors, fireplace, a feature claw foot bath and four further bedrooms. The 2 bathrooms are both luxuriously fitted out with high end sanitary ware.

Outside

Directly outside the kitchen is a large terrace with external feature lighting ideal for entertaining in the summer months.

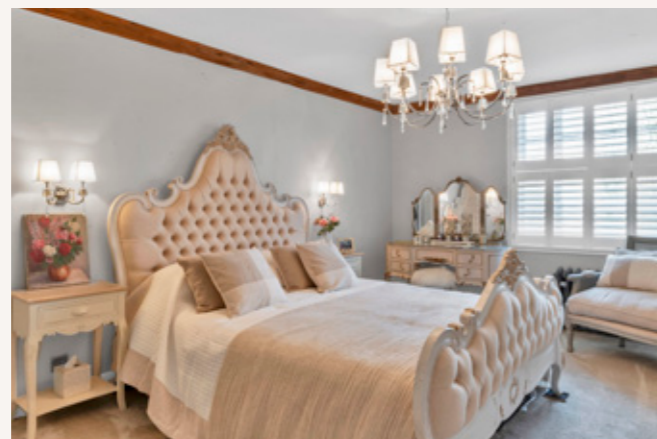
The gardens are separated into specific areas for example the stunning Victorian style Alitex greenhouse, the terraced flower and shrub beds, a wildflower meadow and large wildlife pond with pontoon, large specimen trees (Oak, Scots Pine, Walnuts, Alder, Aspens and mature fruit trees).

Double black iron gates lead up a gravel drive with floodlights to a parking area for up to 8 vehicles. A two storey original black Barn could be converted to further accommodation s/t planning consents if required. The Barn features solar panels on the roof and a battery storage unit within the building to provide both a more energy efficient home and an annual revenue contribution.

There is also a brick built 2 storey original Granary building with Planning Consent '21/03042/HFUL' for a separate 2 bed dwelling. The new owners may wish this as guest accommodation or to operate as an AirBnB.

The existing 2 bed cottage is fully restored, centrally heated with a modern kitchen, usual appliances, log burning stove and laminate floors throughout. There is a good sized fully stocked private back garden.

The newly built Alitex greenhouse with cold frame, sun blinds, lighting, power, water and surrounding growing beds is an absolute delight.



Property Information

Tenure: Freehold.

Services: Mains electric, water and drainage.
Oil fire central heating.

Local Authority: South Cambridgeshire District Council

EPC: E

Council Tax Band: G

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

The House: 310.1 sq.m / 3,337.5 sq.ft

The Cottage: 91 sq.m / 984 sq.ft

The Granery: 68 sq.m / 736 sq.ft

The Barn: 100 sq.m / 1,076 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



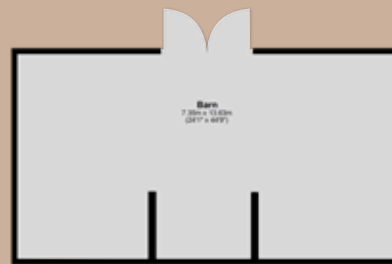
The Granery



Ground Floor



First Floor



Meadow Farm Cottage

Knight Frank
FORA
20 Station Road
Cambridge
CB1 2JD
knightfrank.co.uk

I would be delighted to tell you more

Michael Houlden
012 239 72910
michael.houlden@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2025. Photographs and videos dated January 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.