

EYE HALL

HORNINGSEA • CAMBRIDGE • CAMBRIDGESHIRE

TIM PHILLIPS

PRIME PROPERTY AGENT



EYE HALL

CLAYHITHE ROAD • HORNINGSEA • CAMBRIDGE
CAMBRIDGESHIRE • CB25 9JD

Cambridge 3.9 miles • Waterbeach Station 1.2 miles (London Kings Cross 60 mins)
Central London 69 miles
(All distances are approximate)

Outstanding Georgian country estate in a parkland setting.

Main House

Reception hall • Drawing room • Sitting room • Dining room • Family room
Kitchen/breakfast room • Office/study • Utility room • Wine cellar

Five bedrooms (including principal bedroom suite and three en-suite bedrooms)
Walk-in wet room

Additional Accommodation

Four luxury cottages
Listed barn • Former granary • Stables

Walled manège • Mature gardens and paddocks

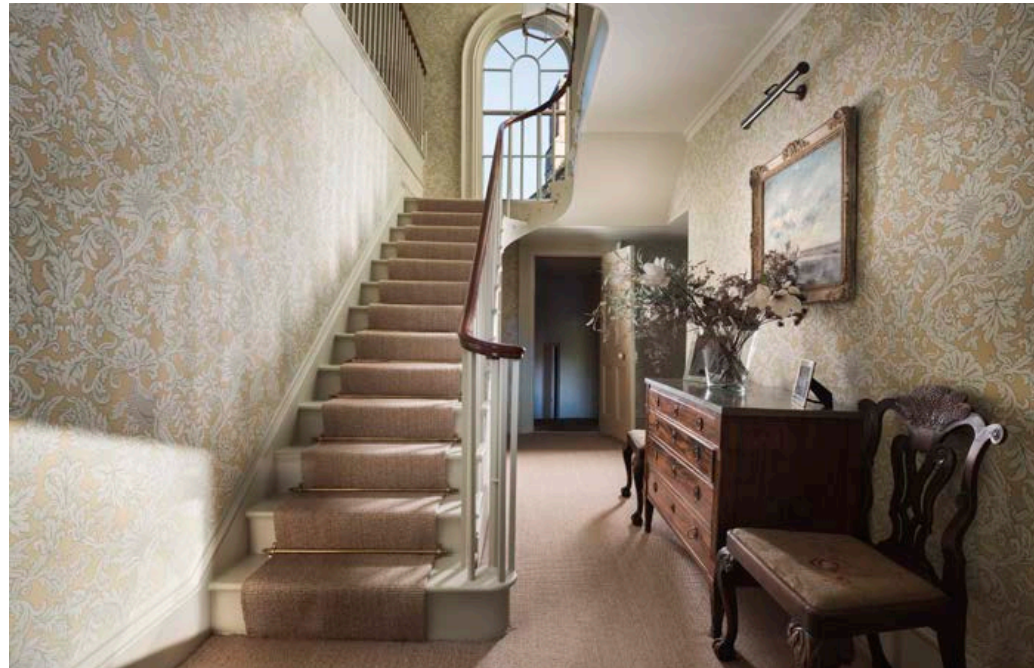
Tim Phillips
tim@timprimeproperty.com
07939 936 243
www.timprimeproperty.com

TIM PHILLIPS
PRIME PROPERTY AGENT



Nestled in the heart of picturesque Cambridgeshire, Eye Hall is a wonderful estate with equestrian facilities that seamlessly blends historic charm with contemporary luxury. This Grade II listed property, originally built in the 16th century, stands as a testament to timeless elegance and architectural splendour. This is a rare opportunity to own a piece of history while enjoying modern comforts in a serene and idyllic setting.

Eye Hall is ideally located, offering easy access to Cambridge (less than four miles away), with its boutique shops, fine dining, cultural attractions, and selection of excellent independent schools. The local pub is within walking distance of the property as is nearby Waterbeach mainline station (1.2 miles) provides swift and direct links to London (one hour) Making it convenient for commuting.



Approaching the house along the sweeping, tree-lined drive, the stunning double-fronted Georgian facade immediately catches your eye. The grandeur of the exterior is perfectly matched by the opulence within. Upon entering Eye Hall you are welcomed by a beautiful hallway with its impressive staircase, high ceilings, and a wealth of exquisite period details that evoke a timeless elegance.

The interior of Eye Hall is a masterclass in tasteful restoration and modern refinement. The spacious drawing room, with its original fireplace provides a warm and inviting atmosphere. The formal dining room, ideal for hosting elegant dinners, offers pretty views of the beautifully landscaped gardens.

The large modern family kitchen is fully equipped and perfect for both casual family meals and grand entertaining. Adjacent to the kitchen is the office/study, which benefits from a dual aspect and so gets flooded with natural light.

Upstairs are five generously sized bedrooms, each with their own unique character and charm. The master suite is a true retreat, featuring a luxurious en-suite bathroom, a dressing room, and breathtaking views of the surrounding countryside. Additional bedrooms are equally well-appointed, ensuring comfort and privacy for family and guests alike.

While Eye Hall retains its historical essence, it is equipped with all the modern conveniences you would expect in a luxury home. The property includes high-speed internet connectivity, ensuring that you can enjoy the best of both worlds – historical charm and modern-day functionality.







A successful small business

www.cambridgecountrycottages.co.uk

A way from the main house, in a peaceful courtyard setting stand the four beautifully restored cottages, currently a thriving successful small business. These impeccably designed properties, feature eco-friendly elements and have been restored with much care and attention, using reclaimed traditional materials, including timber beams, sheep wool insulation, and 300-year-old brick floors, they offer a blend of historic character and modern luxury (including underfloor heating). This modern country retreat seamlessly combines timeless elegance with contemporary living, providing a perfect getaway from everyday life. There is huge potential to expand this business further for the incoming purchaser. Opportunities include incorporating the barn, granary, and stable block into the established operation, adding even more charm and functionality to this already successful business. This expansion would certainly enhance the property's appeal, attracting more visitors and increasing revenue without impacting on this already tranquil enterprise.





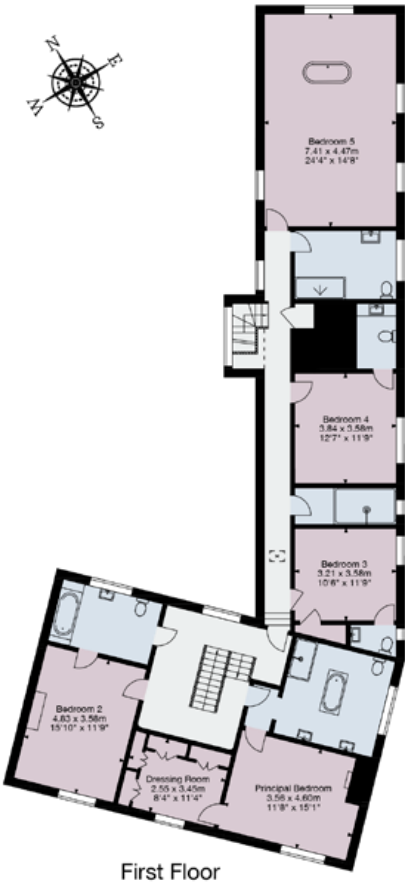
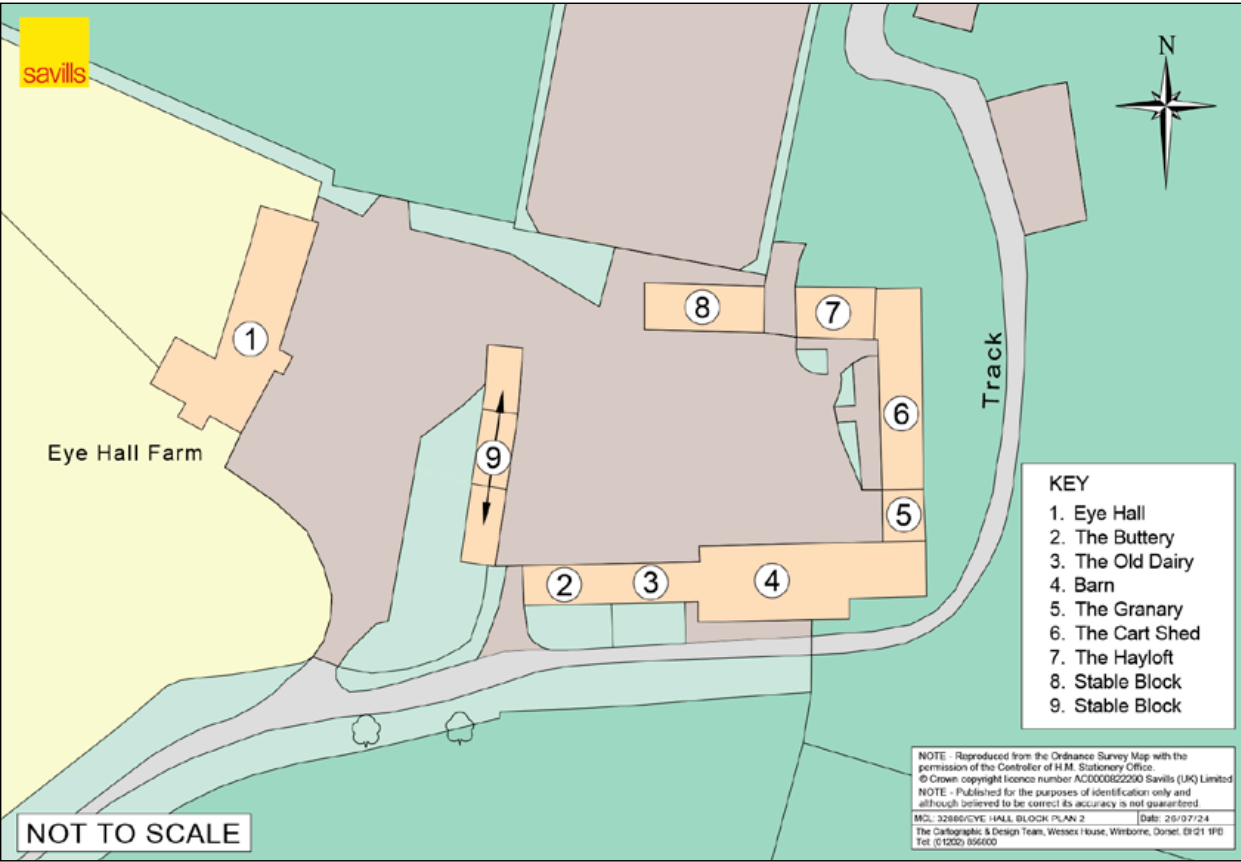


Spanning across 23 acres, the property boasts paddocks adorned with majestic, mature trees, creating a serene backdrop. To the west of the house, a formal garden beckons, adorned with a kitchen garden, expansive lawns, and a delightful yew tree avenue encircling its perimeter.

Tucked away but close to the house is the coveted swimming pool area, where a heated swimming pool glistens amidst wide York stone paving. A thoughtfully designed Pool House offers respite, complete with a self-contained kitchen and changing room. Adjacent, an intricate orangery invites al fresco dining experiences, perfect for enjoying leisurely meals in the embrace of nature.

To the north of the main house are the equestrian facilities, featuring a stable block with a practical concrete yard area, eight boxes, tack room and a feed room. There is also a full-size manège. Complementing these facilities is a stunning Grade II listed barn, perfect for hosting large parties or events for family and friends. Within the yard are also four cottages which have been beautifully developed by the owner and run as an award winning holiday let business.





Approximate Gross Internal Area
Main House: 521 sq m / 5,608 sq ft
The Old Dairy: 55 sq m / 592 sq ft
The Buttery: 41 sq m / 441 sq ft
Stable Blocks: 215 sq m / 2,314 sq ft
The Hayloft: 148 sq m / 1,593 sq ft
The Cart Shed: 80 sq m / 861 sq ft
Large Barn: 243 sq m / 2,615 sq ft
The Granary: 47 sq m / 505 sq ft
Total Area: 1,269 sq m / 13,657 sq ft
Not to scale. For identification purposes only



Eye Hall

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 39 E | |
| 21-38 | F | | |
| 1-20 | G | | |

The Hayloft

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 39 E | |
| 21-38 | F | | |
| 1-20 | G | | |

The Cart Shed

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 39 E | |
| 21-38 | F | | |
| 1-20 | G | | |

The Buttery

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 127 A |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The Old Dairy

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 119 A |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



IMPORTANT NOTICE Tim Phillips, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Tim Phillips have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 25/04/05/TM. Capture Property 01225 667287.

Services

- Mains water and electricity
- LPG gas
- Private drainage - Sceptic tank
- Bio tanks for the cottages

Tenure

Freehold

Local Authority

South Cambridgeshire District Council

Telephone: 01954 713 000

Fixtures and Fittings

All fixtures, fittings and furnishings i.e. curtains, light fittings and garden statuary etc. are expressly excluded from the sale, but some items may be made available by separate negotiations.

Postcode

CB25 9JD

Viewings

Strictly by appointment with the sole selling agents
Tim Phillips.

TIM PHILLIPS
PRIME PROPERTY AGENT