



FRITH
MEADOW

Frith Meadow Green End
Landbeach, CB25 9FD

Guide price £1,250,000



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- Extensive accommodation, annexe, bar and leisure, summerhouse/studio
- BUILDING PLOT WITH PLANNING PERMISSION
- 1.3 acres with space and flexibility to further develop and utilise the site (subject to consent).
- Semi-rural setting

A beautifully appointed home of 3600 sq. ft. incorporating an annexe, set in grounds of about 1.3 acres and including various outbuildings and facilities rarely available on the market. Together with planning permission for a swimming pool and a detached holiday let (planning ref: S/4498/18/FL).

Frith Meadow is perfect for those seeking space, flexible accommodation and an opportunity to further develop a property or space to combine home and work life or to generate additional income streams (subject to the necessary consents).

The accommodation includes a large reception hall with double timber doors and fitted cupboards. The large living room is elegantly finished and has large windows to the front aspect. The kitchen/breakfast room is spectacular, fitted with extensive cabinets and appliances designed around a central raised working space beyond which is a large breakfast bar and seating area, full-width bifold doors provide views and access to the garden. The kitchen opens to the dining room, with ample space for dining and relaxing





and elaborate ceiling plasterwork and lighting, as well as doors to the garden. There is of course a utility room and cloakroom.

There are four large bedrooms, the main bedroom is 32ft and has doors to the rear garden and a large wet room, there are two further en-suites all beautifully appointed and a family bathroom finished in marble.

The windows are double-glazed, there is oil central heating and a burglar alarm.

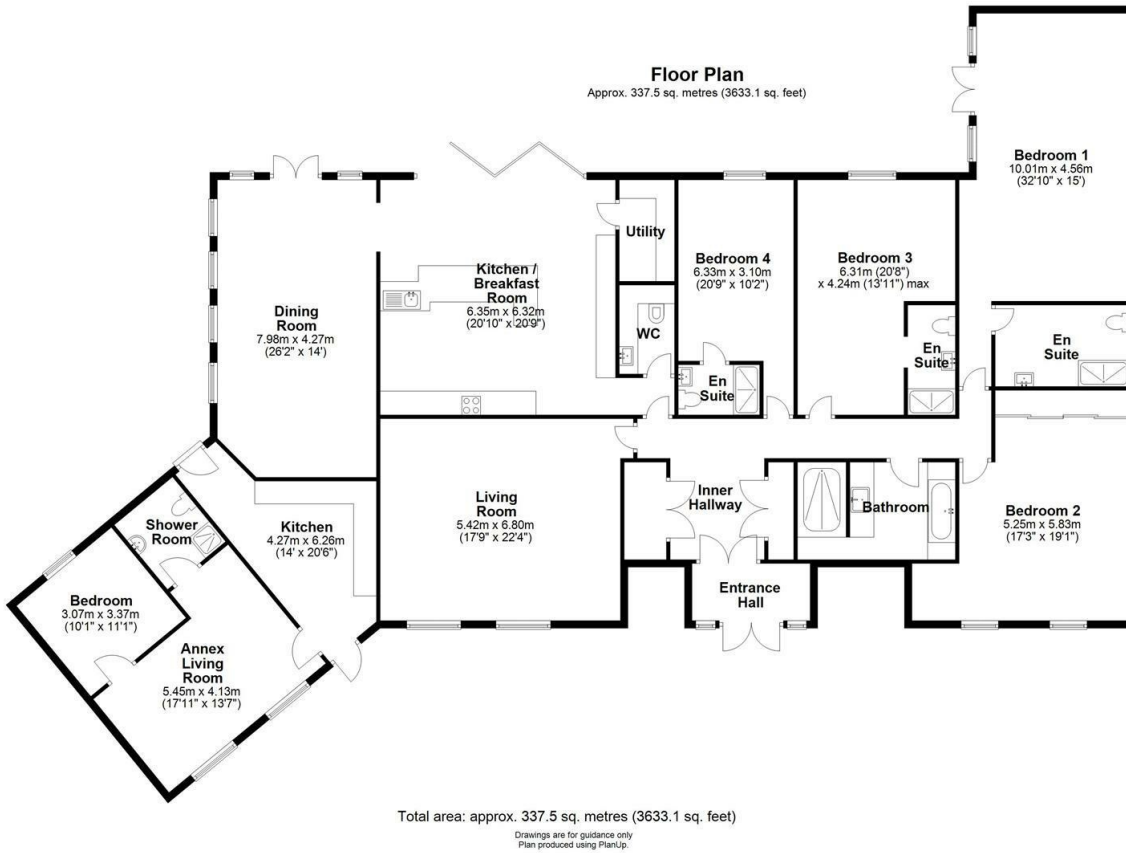
The annexe adjoins the main house and includes a well-equipped kitchen, living room, double bedroom and shower room.

Outside there is a purpose-built, detached bar which is fully equipped and perfect for family gatherings or entertaining. It includes toilet facilities and a separate store room, which could easily be used as a home office or small gym.

There is a recently modernised garden studio, which has been insulated, clad in timber and now provides two-bedroom accommodation ideal for a family member.



Floor Plan



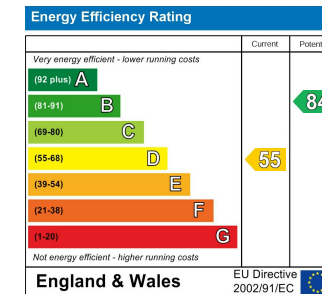
Area Map



Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: E

Energy Efficiency Graph



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