



EH

EXQUISITE
HOME

CROYDON
FARM
Please Close The Gate



WELCOME TO A RARE AND UNIQUE OPPORTUNITY

Embrace a piece of history with this exceptional farmhouse dating back to the 1800s. Nestled in the picturesque countryside along Lower Road, near Croydon, this property offers the perfect blend of rustic charm and modern amenities. Making its debut on the market for the first time since 1946, this home is steeped in history and brimming with character.

KEY FEATURES:

- Spacious Accommodation: Six large bedrooms, two bathrooms, three reception rooms, and original woodwork throughout, providing timeless elegance.
- Modern Conveniences: Equipped with oil central heating, a newly installed boiler, Ohme pro electric car charger, and solar panels providing a steady income from the Feed-In Tariff.
- Outdoor Appeal: Ample off-road parking, four storage sheds, a secure container, and a private, south-west facing garden boasting mature fruit trees and vibrant flower beds.
- Potential for Expansion: A substantial attic and expansive cellar offer significant potential for additional living or entertainment space.
- Additional Land: Adjacent 1.5-acre meadow with development potential—ideal for equestrian pursuits, small-scale farming, or possibly business ventures subject to the necessary planning consent.

LOCATION HIGHLIGHTS:

Situated in South Cambridgeshire, this property offers tranquil rural living with convenient access to amenities. Just 10 minutes from the A1 and 15 minutes from the M11 and A14, connectivity is seamless. Royston’s historic market town is a short drive away, offering shops, cafes, and direct rail links to London King’s Cross in under an hour.

COMMUNITY AND LIFESTYLE:

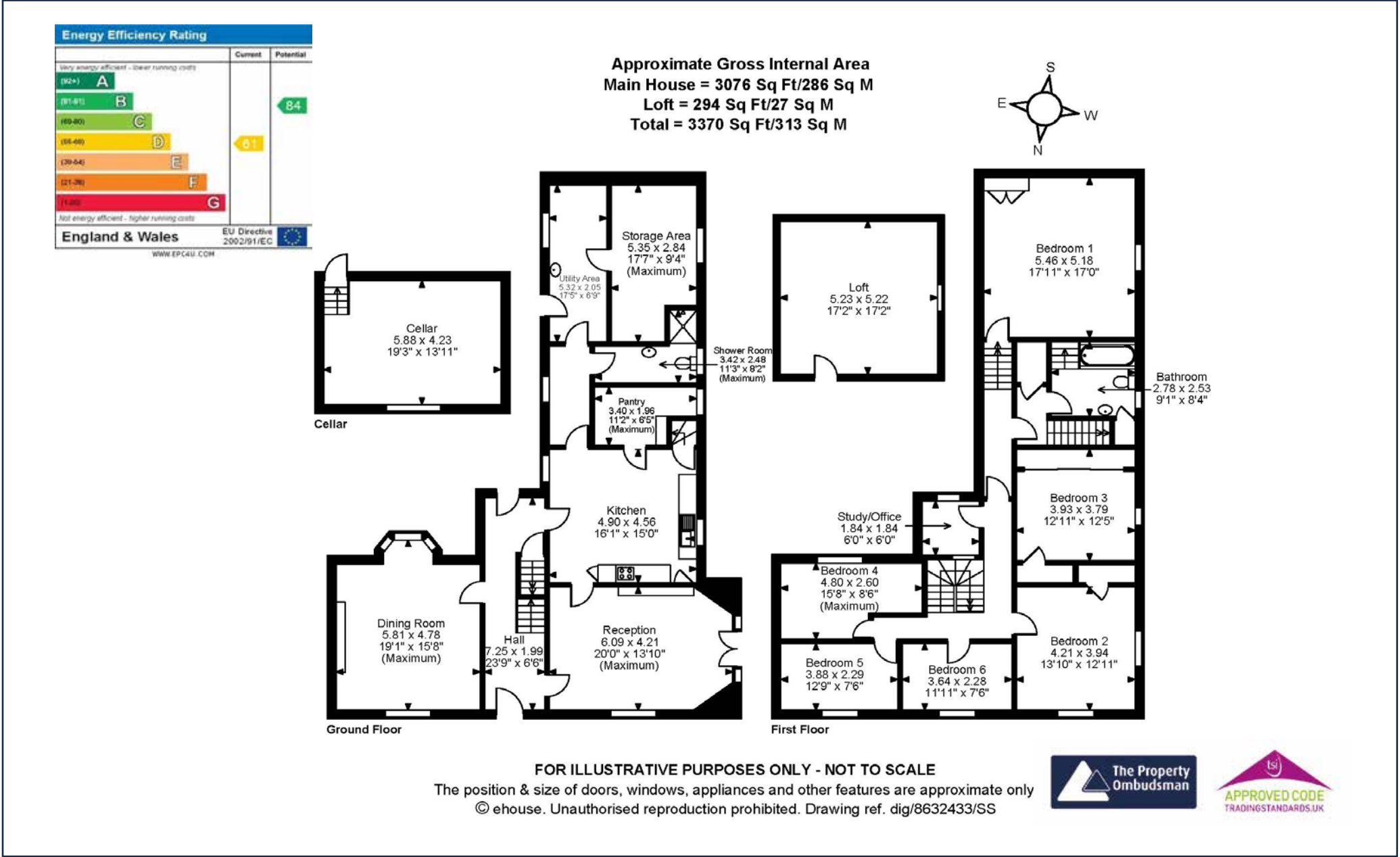
- Cycling and Outdoor Activities: Croydon is a cyclist’s paradise with beautiful scenic routes and rest stops.
- Historic Exploration: Discover the charm of this historic village, including All Saints Church and the Clopton Way footpath.
- Local Cuisine: Enjoy culinary delights at The Wood Grill Restaurant at The Queen Adelaide.
- Events and Culture: Engage in vibrant frequent community events like the annual Croydon Classic Car Show. Nearyby is the National Trust property Wimpole Hall and Home Farm, with many wonderful events held throughout the year.

This property is more than a home; it’s a lifestyle. Whether you envision further developing its potential, enjoying the lush landscape, or simply relishing the peace and quiet with family, it’s the ideal setting. With easy access to local towns, beautiful countryside, and a strong community spirit, it truly offers the best of country living with modern conveniences.



A MESSAGE FROM THE OWNERS

"This house has been home for three generations—a special place filled with cherished memories. With a beautiful garden blooming year-round and ample space, it offers a peaceful yet connected lifestyle. It's perfect for families and nature lovers alike, with access to excellent schools and nearby Wimpole Hall and Home Farm."



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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