



# Oakhurst Farmhouse, Crowland Road, Eye, PE6 7TT

FOR SALE AS A WHOLE

In all about **5 ACRES** (2.02 HECTARES)

**Bletsoes**

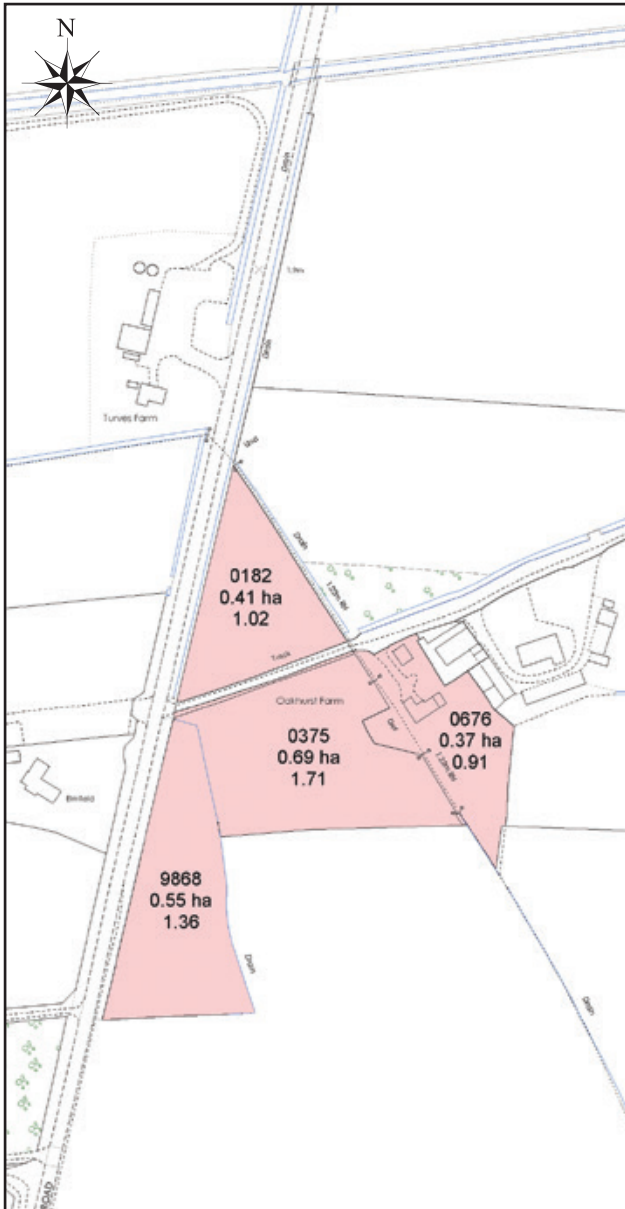
EST. 1881





Oakleigh House, Thrapston, Northamptonshire, NN14 4LJ





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### SITUATION

Oakhurst Farmhouse is located approximately a mile to the north of Eye village and is situated as part of the hamlet of Eye Green, separated from the main village by the A47. The property lies close to the Cambridgeshire/Lincolnshire border. Eye benefits from a number of facilities including a GP Surgery, dentist, library, and community centre, as well as several shops and restaurants. The Cathedral City of Peterborough is situated 6 miles to the south-west, and offers a wide range of places to shop and eat, leisure facilities and is well known for its thriving theatre and city centre.

Burghley House at Stamford is just over 15 miles away to the west of Oakhurst Farmhouse and offers a great day out for all ages, as well as hosting the popular Burghley Horse Trials. The historic university city of Cambridge can be reached in just over an hour by car and offers an extensive range of shopping, cultural and other facilities. Situated approximately 4 miles north of the property lies the village of Crowland, which boasts two sites of historical interest, comprising Crowland Abbey and Trinity Bridge.

Oakhurst Farmhouse benefits from very good road links, being under a mile from the A47, leading to the A1 (M) and thereafter to the A14, which links to the M11 at Cambridge and the M1/M6 to the west. The Norfolk coast is accessible in an hour via the A47, heading east. There are excellent rail connections from Peterborough, where London Kings Cross can be reached in 50 minutes on the East Coast Mainline, together with direct trains to Stansted Airport, Birmingham and Nottingham.

The village of Eye has a Church of England Primary School, and there is a wealth of secondary schools in Peterborough. Private education is available at The Peterborough School (6 miles), and further afield at Stamford School (15 miles) and Oundle School (18 miles).



## THE FARMHOUSE

Oakhurst Farmhouse is a detached brick-built farmhouse with a concrete pantile and blue slate roof. The property has many original features and enjoys well-proportioned accommodation arranged over two floors, which offers great potential to create an excellent family home, as well as the opportunity for an owner to adapt the house to meet their individual requirements, subject to obtaining any necessary consents. On the ground floor the central hallway leads to a large light reception room with access to the garden, a separate dining room, the kitchen with larder and pantry and beyond that a utility room with separate wet room and toilet. There is an office which is accessed separately from the outside. On the first floor there are four good sized double-bedrooms, one of which has a dressing room, as well as an additional single bedroom, that are all accessed from the main landing. There is a family bathroom and a separate toilet.

There is a large parking area to the side of the farmhouse and a useful garage and tool shed providing additional storage space.

The property benefits from oil-fired central heating, electricity, mains water and is connected to a septic tank.

The property benefits from a right of way over the driveway to give vehicular access to and from the public highway, including the right to improve the driveway. Subject to obtaining the necessary consents, it may be possible to create a separate access to the farmhouse, directly off Crowland Road.

## GARDEN AND PADDOCK LAND

The farmhouse is situated on a large plot of approximately 5 acres (2.02 hectares) with views across open countryside.

A mature and private garden with area of orchard immediately surrounds the farmhouse and is bounded by a mixture of mature hedgerows and interspersed with trees.

There are two separate paddocks situated north and south of the driveway and would be suitable for a range of uses, including equestrian, livestock and amenity uses.

## GENERAL INFORMATION

### Method of sale

The property is offered for sale by Private Treaty as a whole.

### Tenure & Possession

The property is offered for sale freehold.

### Services

The farmhouse has oil-fired central heating, electricity and is connected to mains water, as well as private drainage to a septic tank.

### Energy Performance Certificate Efficiency Rating

Farmhouse – Current - F Potential - D

### Easements, Wayleaves, Covenants & Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, light, sport, drainage, water, electricity supplies and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not. We understand that there are no Public Rights of Way which cross the land.

### Outgoings

Council Tax upon the Farmhouse for the year 2024/25 Council Tax Band F - £2,990.02

### Fixtures & Fittings

All items usually regarded as tenant's fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser(s) by separate negotiation.

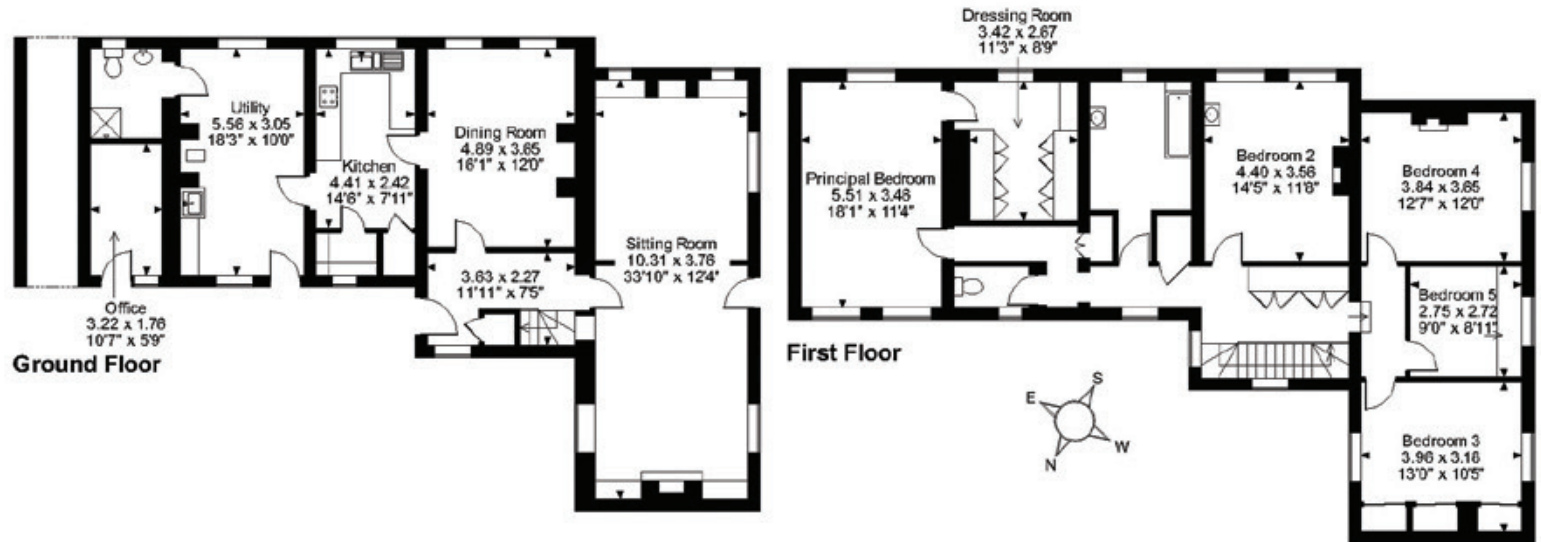
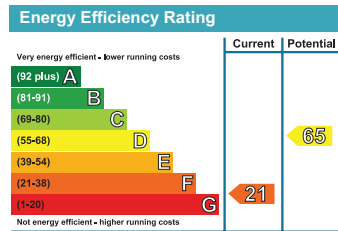
### VAT

Should the sale of the property or rights attached to the sale become a chargeable supply for the purpose of VAT, such tax will be paid by the Purchaser(s) in addition to the purchase price.

## OAKHURST FARMHOUSE

Approx. Gross Internal Floor Area:  
238 sq m / 2,558 sq ft

*For illustrative purposes only - Not to scale*



### Overage

The Seller will retain 40% of any uplift in value if planning permission is obtained for a development or change of use of the field parcels identified as 0182, 0375 & 9868, from agricultural, horticultural, forestry, or equestrian use during the first 30 years after completion of the sale. The overage payment will be triggered upon disposal of land with the benefit of planning permission or implementation of planning permission.

### Local Authority

Peterborough City Council: <https://www.peterborough.gov.uk>

### Boundaries

The Purchaser(s) will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundary, hedge, tree or ditch.

### Plans, Areas & Schedules

Plans included or attached to these particulars are based upon the Ordnance Survey Maps copyright reserved (100022432 and 100033416). All plans are not to scale.

### Health & Safety

Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety.

### Measurements & Other Information

All measurements are approximate. While we endeavour to make our Sales Particulars accurate and reliable if there is a point which is of particular importance please do contact Henry H. Bletsoe & Son LLP (Bletsoes) who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

### Viewings

All viewings are strictly by appointment only through the Seller's Agent, Henry H. Bletsoe & Son LLP. T: 01832 732241



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## Within Easy Reach



Peterborough: **6 miles**  
Huntingdon: **26 miles**  
Cambridge: **44 miles**



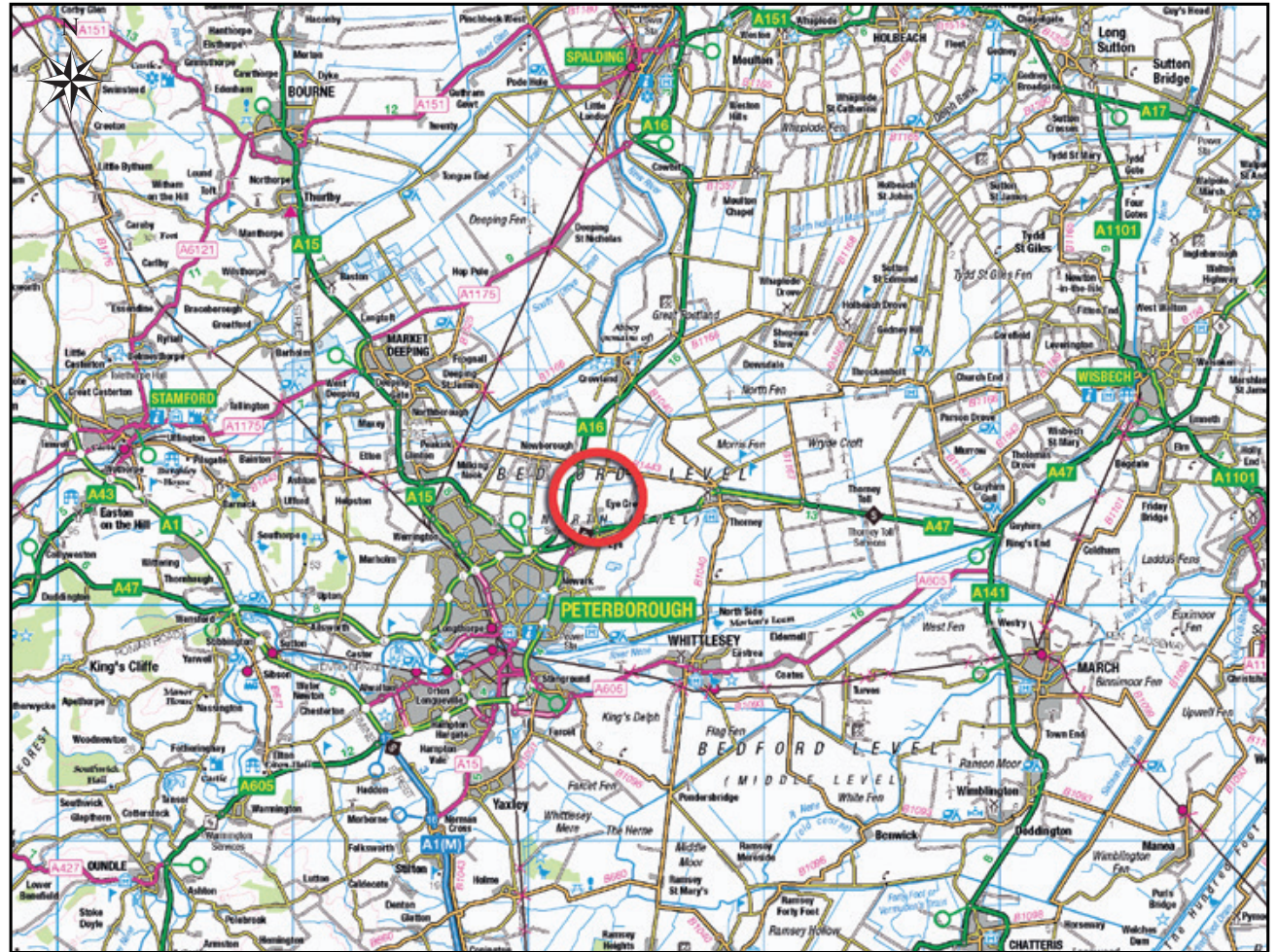
**Train Times from Peterborough**  
London (Kings Cross): **50 mins**  
Stansted Airport: **1 hr 20 mins**



East Midlands: **65 miles**  
Luton Airport: **70 miles**  
Stansted Airport: **72 miles**



Burghley: **17 miles**  
Keysoe International: **36 miles**  
Newmarket Racecourse: **55 miles**



**IMPORTANT NOTICE** Henry H Bletsoe & Son LLP and for the vendors of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, mis-statement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the vendors do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendor and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation be referred to the arbitration of the Selling Agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agents shall decide how the costs of such reference shall be borne. Particulars prepared September 2024.



**Nicola Clayton-Bailey**  
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