

CHURCH FARM Horseway, Chatteris, Cambridgeshire PE16 6XG

Offers in the Region of £1,250,000



- Extensive Lifestyle / Equestrian Property with Six Bedrooms, Set In Approx. 22 acres
- Extensive Range of Outbuildings, Inc Stables, Tack and Feed Rooms and Dutch Barn
- Grazing Land, Former Manège and Former Private Polo Pitch with Raised Viewing Pavilion
- Large Garage with Annexe Above • Formal Mature Gardens, Outdoor Swimming Pool
- Rural Location Yet Close to Amenities and Good Road Links

REF: AR8085

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle





## GENERAL AND SITUATION

Approximate Distances:

Chatteris 2 miles • March 9 miles • Ely 12 miles • Huntingdon 17 miles  
Peterborough 20 miles • Cambridge 24 miles

A spacious, detached six bedroom residence, set in approx. 22 acres with large garage and annexe above, a range of outbuildings, stabling, former manège and swimming pool.

This is a fantastic, spacious detached six bedroomed extended home, dating back to the 1800's, extended in the late 1990's and in more recent years has undergone sympathetic, extensive modernisation whilst retaining its charm and original features.

There is a garage large enough for five cars with annexe above, mature gardens, a range of outbuildings including barn, five stables, tack room, feed room, former manege, private polo field, paddock grazing, and outdoor swimming pool together with ample vehicle parking space.

Very much a lifestyle property for the equestrian enthusiast although it could be utilised for smallholding use.

The property is located east of Chatteris which provides a wide range of amenities. Ely is to the southwest and Cambridge to the south. Manea has a train station with services to Cambridge and the A14 is easily accessed via the A10.



## THE RESIDENCE

The main house benefits from double glazing, a wood pellet boiler and solar panels. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The house is laid out in a horseshoe configuration with central courtyard / terrace ideal for alfresco dining and outdoor entertaining.

### Ground floor

A front door leads into the **Entrance Hall** with tiled flooring and a staircase to the first floor. A door to the right leads to a **Cosy Snug** with front and rear aspect windows and the focal point of this room is the log burner with stone hearth, brick insert and wooden surround. A door from the snug leads to:

A large open plan **Snooker Room / Party Room / Sitting Room**. A very diverse space with wooden flooring, high ceiling with exposed timbers and wood burner with brick insert, exposed brick chimney breast, tiled hearth and wooden mantle over. Some featured coloured stained glass windows, sliding patio doors leading to courtyard area, and a spiral staircase leading to the first-floor galleried landing. A door from this huge party space leads to a downstairs **Bedroom** and **Bathroom**. The bedroom has wooden flooring and a useful cupboard and the bathroom is fitted with a three piece suite comprising wash hand basin, WC, and bath with shower over, wooden flooring, tiled splash backs, extractor and window.







The **Rear Hallway** has a cupboard housing the solar panel controls and batteries, tiled flooring, side elevation windows and leads to:

A fabulous recently refitted **Kitchen Breakfast Room** with tiled flooring and a range of contemporary wall and base units with granite style worksurfaces as well as fitted breakfast bar. Fitted glass display shelving/cabinet, 1½ half bowl sink with mixer tap and instant boiling hot water tap. The integrated appliances include an electric oven and grill with electric hob and extractor over and two dish washers. The kitchen area is open plan to the breakfast room, which has a continuation of the tiled flooring, a log burner with tiled back and hearth, two skylights to ceiling, useful fitted cupboard and a door leading to the side courtyard and a door to the utility room.

From the breakfast room there is access to a **Sunroom / Dining Room** which was added c.2019 / 2020. a versatile space with wooden flooring and flooded with light from windows to the side and rear and four skylights.

The **Utility Room** has a window and door to outside, modern laminate style floor covering, plumbing for washing machine, butler sink and extractor. Space and plumbing for large American style fridge freezer and leads to a **Downstairs Shower Room** with modern laminate style flooring, a three piece suite comprising wash hand basin, WC and shower in cubicle, there is a heated towel rail and extractor.

#### First floor

**Landing Area** part galleried and overlooking the snooker / party room below. airing cupboard housing hot water tank, steps to second floor.



**Principal Bedroom** with front aspect views, door to **Two Dressing Rooms / Walk-In Wardrobes** and an adjoining **Ensuite** with large shower in tiled cubicle, wash hand basin and WC, tiled flooring, tiled splash backs and heated towel rail.

**Bedroom Two** with some sloping ceilings, two skylights, front aspect window, wooden flooring and fitted wooden shelving. Steps lead up to **Mezzanine Area** and further room beyond. This room has been used as an occasional bedroom in the past.

**Family Bathroom** with window and skylight, fitted with four piece suite comprising original free standing, rolled edge, claw foot bath with tiled splash backs, wash hand basin, WC, shower cubicle. Spot lighting and ceiling beams, heated towel rail and tiled flooring.

**Bedroom Three** with front aspect window and storage over the stairwell.

**Bedroom Four** currently used as a study with dual aspect windows, feature fireplace with cast iron insert and wooden surround, spot lighting to ceiling and door leading to side landing (into the extension) that accesses the landing to the principal bedrooms described above.

#### Second Floor / Loft Conversion

There are two elements, each with independent access. One of the areas includes a **Double Bedroom** with **Study Area**. The other area offers a **Double Bedroom**.







## OUTSIDE, OUTBUILDINGS & LAND

The property is accessed via a long driveway, gated from the road and lined with mature trees. There are gardens to the front and rear of the property. The mature front garden with lawn, trees, shrubs and a significant pond. To the rear of the house there is the paved central courtyard terrace, ideal for alfresco dining and entertaining. There is also a further rear lawn again with a range of mature trees shrubs and a children's play area beyond.

The driveway gives access to a vast parking area and a **Large Detached Garage** (suitable for five cars) with three up and over doors. Within the rear corner of the garage is the **Pool Pump Room**. To the side there is personal door and stairs giving access to the **Open Plan Annex** above comprising a **Bedroom / Lounge / Dining / Kitchenette Area** with various skylights and door leading onto a **Balcony**. There is a **Shower Room** with shower, WC, and wash hand basin and space and plumbing for washing machine. This would be ideal as groom's accommodation, overflow accommodation, staff flat, etc.

**Boiler Room** housing oil fired boiler serving the swimming pool and the first floor annexe.

**Outdoor Swimming Pool** with slabbed patio terrace surround, and timber changing rooms to the rear of the pool.

There are a range of outbuildings, including **Stables** (one currently used as workshop), **Tack Room**, **Feed Room**, **Dutch Style Barn** and **Various Lean-Tos**, for measurements and layout, see floorplan.

The Grazing Land is predominantly level and bounded by post and rail fencing and currently divided into two main enclosures and an additional smaller turnout area. The land to the rear of the property has previously been utilised a private polo pitch. Overlooking the polo pitch is a viewing pavilion having two raised tiered levels, one of the levels having an integrated bar.

**Former Manège** c.40m x 20m now grassed over and requires refurbishment / new surface).

**IN ALL APPROX. 22 ACRES**  
(About 8.9 Hectares)

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01264 850700 | [postbox@ruralscene.co.uk](mailto:postbox@ruralscene.co.uk) | [www.ruralscene.co.uk](http://www.ruralscene.co.uk)





## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

FENLAND DISTRICT COUNCIL

## SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (three septic Tanks), WOODCHIP BOILER, SOLAR PANELS, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold COUNCIL TAX D

## ENERGY RATINGS

Main House E Annexe D

## DIRECTIONS

Travelling on the A141 Isle of Ely Way, head south to Chatteris and take the first turning onto the A142 towards Ely, (Isle of Ely Way). After approx. ¾ mile take the B1098 New Road left towards Manea, and at the end of the road turn left again onto B1098 towards Manea. After passing Meadow Farm on the left, the property is located shortly after on the right hand side. The property does have its own signage.

what3words ///balancing.volunteered.downhill



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Rural Scene have visited Church Farm but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

Floorplan for identification only. Not to scale. Not to be used for estimating or measuring purposes

**APPROXIMATE GROSS INTERNAL AREA**  
**MAIN HOUSE = 4,062 SQ FT / 377 SQ M**  
**GARAGE = 982 SQ FT / 91 SQ M**  
**OUTBUILDINGS = 4,040 SQ FT / 375 SQ M**  
**ANNEXE = 516 SQ FT / 48 SQ M**  
**PAVILION = 706 SQ FT / 66 SQ M**  
**TOTAL = 10,306 SQ FT / 958 SQ M**

