



- Immaculate, Spacious and Characterful Three Bedroom End of Terrace Cottage
 - Set In Approx 1.5 Acres
- Stable Yard with Four Stables, Hay Barn, Tack Room and Workshop
 - Manège and Post & Railed Paddock Grazing
- Off Road Parking Including Space for Horsebox / Trailer
- Highly Accessible Location with Access to Good Outriding • No Upward Chain



GENERAL AND SITUATION

Approximate Distances:
Gamlingay 1 mile • Potton 1.5 miles • Sandy 4 miles Biggleswade 7 miles
Easy access to A1 and mainline station to London, Kings Cross

A beautifully presented three bedroom, end of terrace character cottage, ideally suited to equestrian use, offering stable yard with four stables, hay barn, tack room, workshop, manège and paddock grazing, set in approx. 1.5 acres, with ample off-road parking, in an accessible location with excellent out-riding.



This three storey property, believed to date back to around the 1870s offers three good sized bedrooms, two with ensuite, as well as two spacious reception rooms and an impressive breakfast kitchen room. Ideal for equestrian use there are a very good range of equestrian facilities, along with ample off-road parking including space for a horse lorry/ trailer. There are wonderful countryside views to the front and rear, and we understand that there is very good hacking available in the local area along a network of bridleways. The property is offered for sale with no upward chain.

The property is located just outside the village of Gamlingay, which has a useful range of local amenities including supermarket, post office, village school and various other shops, with larger supermarkets at Sandy and Potton. A full range of shopping facilities and amenities are provided by Bedford and Cambridge.



THE RESIDENCE

A three bedroom end of terrace house benefitting from oil fired central heating, uPVC double glazing, infra-red CCTV, and wood effect flooring throughout the majority of rooms. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The front door leads into a **Reception Room** with front elevation window, spot lighting to the ceiling and a door leading through to a **Second Reception Room**, utilised as a **Formal Dining Room**, which has two windows to the side elevation, stairs rising off to the first floor and spot lighting to ceiling.



This leads through to the **Kitchen/Breakfast Room**, which has been refitted with a range of contemporary wall and base units with natural quartzite worktops, including an island / breakfast bar. There is space for a range of appliances including plumbing for a dishwasher and a washing machine, space for an American style fridge freezer, integrated wine cooler and an Aga for cooking (available by separate negotiation), spot lighting to ceiling, access to the loft space and an oil fired boiler. There are two windows to the side elevation and door leading to outside. A useful **Walk-in Pantry Cupboard** also has plumbing for a washing machine, a range of shelving for storage and a rear window.

Off the **Kitchen** there is a **Downstairs Bathroom**, refitted by the current owners, comprising a bath with shower over and shower screen, wash hand basin, WC, tiled splash backs, heated towel rail, extractor fan, window and spotlighting to ceiling.





To the **First Floor** the **Landing** gives access to **Two Bedrooms** and has stairs off to the **Second Floor**.

Bedroom Two is a good-sized double bedroom, with a window to the front elevation and an **Ensuite Shower Room** with wash hand basin in vanity unit, shower in cubicle, WC, tiled flooring and tiled splash backs, extractor fan and shaver point.

Bedroom Three is a single room, with dual aspect windows to the side and rear elevation.

On the **Second Floor** there is a spacious **Main Bedroom** with a skylight, spotlighting, eaves storage space and access to the loft space, and an **Ensuite Shower Room** with a wash hand basin in vanity unit, double shower cubicle, water tank and airing cupboard, tiled flooring and spotlights to ceiling



OUTSIDE, OUTBUILDINGS & LAND

To the front of the property, there is a block paved driveway for vehicle parking. An electric side gate leads through to large, gravelled area providing further vehicle parking, including space for 7.5 tonne horse box, trailer, caravan etc. and a reinforced pad for a muck cart/trailer (four tonne covered muck trailer available by separate negotiation).

To the rear of the house there is a **Garden Shed**. A **Wood Store** and the heating oil tank.

Located to the left are the **Outbuildings** which comprise the following:

Workshop (former **Garage**)

Four Loose Boxes, one of which is currently utilised as a **Feed/Rug Room**. Two of the stables have fitted rubber mats, hay bars and infrared CCTV cameras.

Tack Room with a range of storage including **Two Lockable Tack Lockers**.

To the front of the stables and outbuildings is a block paved pathway/apron. The outbuildings benefit from power and lighting and an infrared alarm system covering the front elevation.

Gym/Laundry with a range of wall and base units with surfaces to one end, plumbing for a washing machine and space for a tumble drier and a door leading through into a **Home Office**.

Hay Barn with light and power, and mains electric fencing unit.

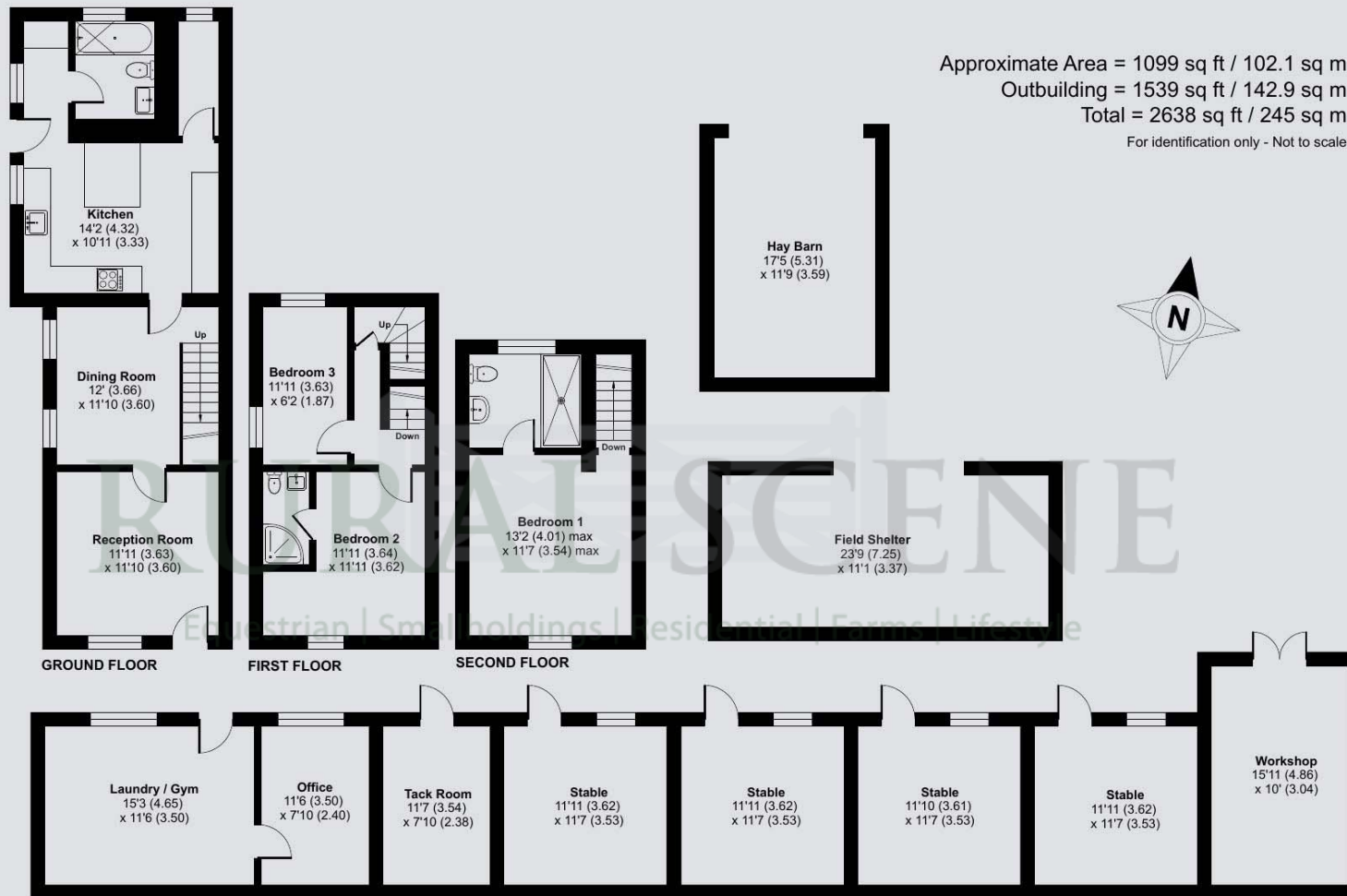
Manège c.40m x 20m with Eco Excel Equestrian Fibre surface. Post and railed surround.

A five bar gate from the yard and outbuildings leads through to the **Grazing Land** which is divided into **Two Paddocks** of predominantly level pasture with post and rail fencing to the boundaries and a water supply. The paddocks can be subdivided via mains electric fencing. Within the second field there is a gated **Field Shelter** used for storage.



IN ALL APPROX. 1.5 ACRES
(About 0.6 Hectare)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL- FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX D

DIRECTIONS

From Sandy, follow signs to Gamlingay and then continue onto Heath Road, where the property can be found on the left-hand side. There is no For Sale board.

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Rural Scene have visited HORSESHOE COTTAGE 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.

