



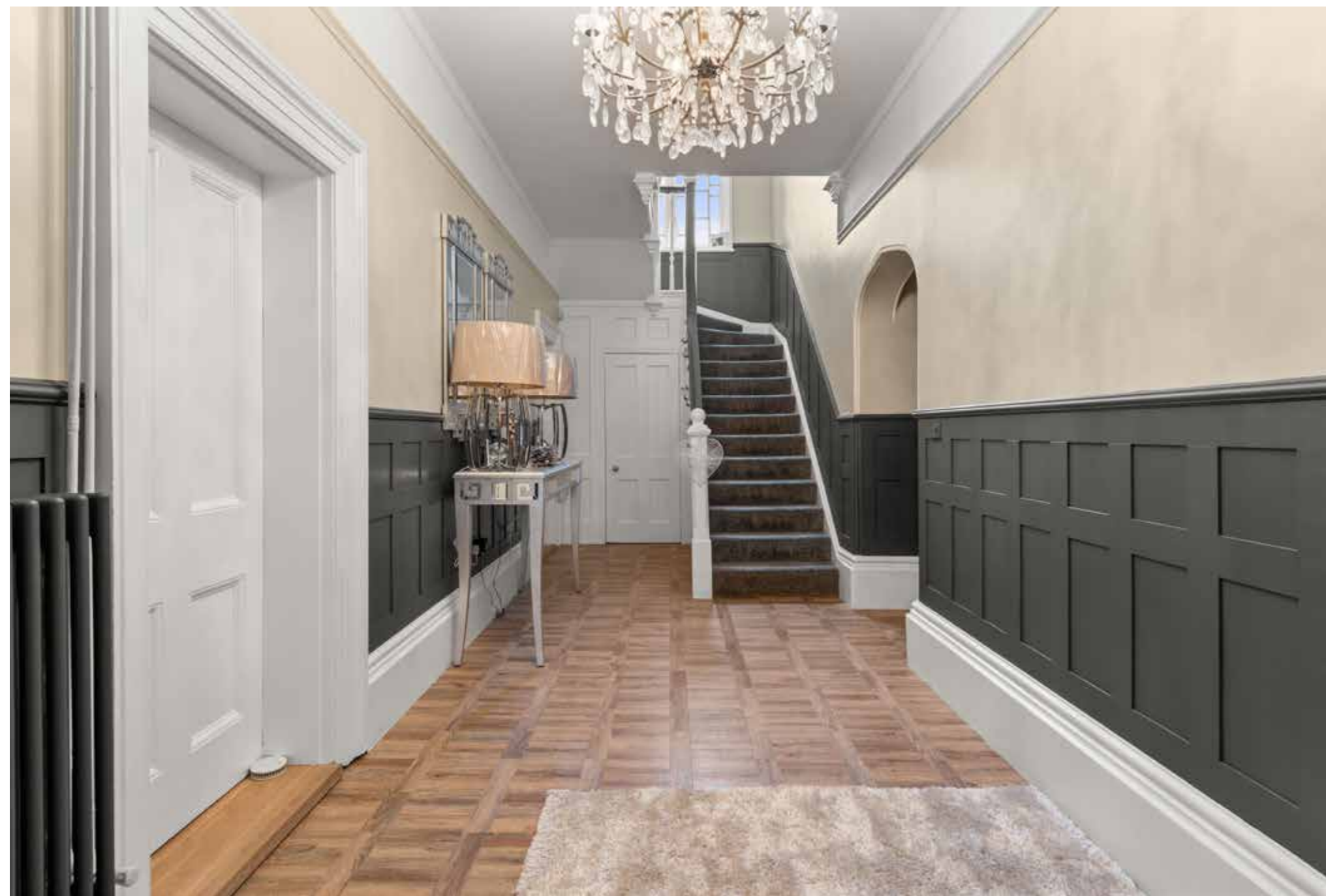
Wrydelands Farmhouse
New Cut | Thorney | Cambridgeshire | PE6

FINE & COUNTRY

KEY FEATURES

- A Former Duke Of Bedford Estate Victorian Farmhouse
- Situated in a Semi Rural Location Outside Thorney
- Modernised and Updated by the Current Owners
- Four Reception Rooms and a Kitchen Breakfast Room
- Six Double Bedrooms, a Family Bathroom and an En Suite
- Large Patio Terrace and Predominantly Lawn Garden
- Circa 2.5 acres (stms) Plot Surrounded by Mature Trees
- Long Gravel Drive and Parking Area for Several Cars
- Detached Double Garage with Workshop / Office
- Total Accommodation Extends to Approx. 4204 Sq.Ft.





An impressive, modernised, Victorian, former farmhouse proudly stands in a peaceful spot about 8 miles northeast of Peterborough surrounded by over two and a half acres of mature grounds. With 6 generous double bedrooms, the principal bedroom with a dressing room and an en suite, a newly fitted kitchen breakfast room, 4 spacious reception rooms, a large entrance hall, utility and boot rooms, it has a good connection with the garden. A double garage with adjoining home office stands separate on the sweeping gravelled drive.

The location is excellent for easy access to good schools, shopping and amenities whilst road and rail links are superb with the A1 the other side of Peterborough (approximately 15 minutes' drive), the city's train station providing fast direct services to London King's Cross which take around 45 minutes making a commute perfectly feasible.







Wrydelands Farmhouse has much history as the property and a good deal of surrounding farmland was once owned by our reigning monarch, at that time, Prince Charles. “The previous owners, a farming family, at first rented the house and land from the king; the house retains photographs showing His Royal Highness landing by helicopter in the farmland and coming for afternoon tea in the house. Originally there were maids’ quarters, and in the war it was home to evacuees. The farming family lived here for 60 years in all, purchasing the property in 2003 when this became an option,” inform the current owners.

The handsome, mellow yellow brick house under slate roofs over many gables is solid and robust, and was constructed in two parts taking two years to build back in the 19th century. Inside, the wealth of large, timber-framed windows allows natural light to flood into the generous spaces which have an easy flow between rooms and into the garden. East

facing French doors open onto the expansive patio from the especially large, dual aspect, family room off the kitchen with a further set opening onto the garden to the west from the central snug or study. The house is presented in excellent order. As the owners tell us, “We have carried out an extensive refurbishment since coming here 5 years ago which has included fitting a brand new kitchen, laying new flooring, re-wiring, re-plastering, installing wood-burners in the original fireplaces, and refurbishing - and where necessary replacing - the timber windows. We kept all the old features and decorated throughout to suit modern tastes.”

Solid limestone flooring has been laid in the kitchen and on into the large boot room. The kitchen units are topped with quartz and a fridge, microwave and dishwasher are integrated. An electric range-style cooker nestles in between the classic Shaker-style units whilst the spacious utility room

is home to a wealth of built in cupboards also with stone worktops; storage is certainly not an issue in the property. Most of the rest of the downstairs has smart, look-alike timber flooring which is attractive, extremely practical and hard-wearing. Ceilings are impressively high which combine with the tall windows, the period fireplaces and the deep skirtings, picture rails and panelled dados to give an elegant and gracious feel.

Outside, the property is approached through automatic gates within a delightful boundary wall and up a splendid, curving drive through the grounds which bear mature, sheltering trees. The double garage stands alongside the house behind another set of gates; an adjoining office has made a superb place to work from home with power and heating; the building is alarmed separately from the house on a movement sensor. The whole property is alarmed with CCTV cameras.









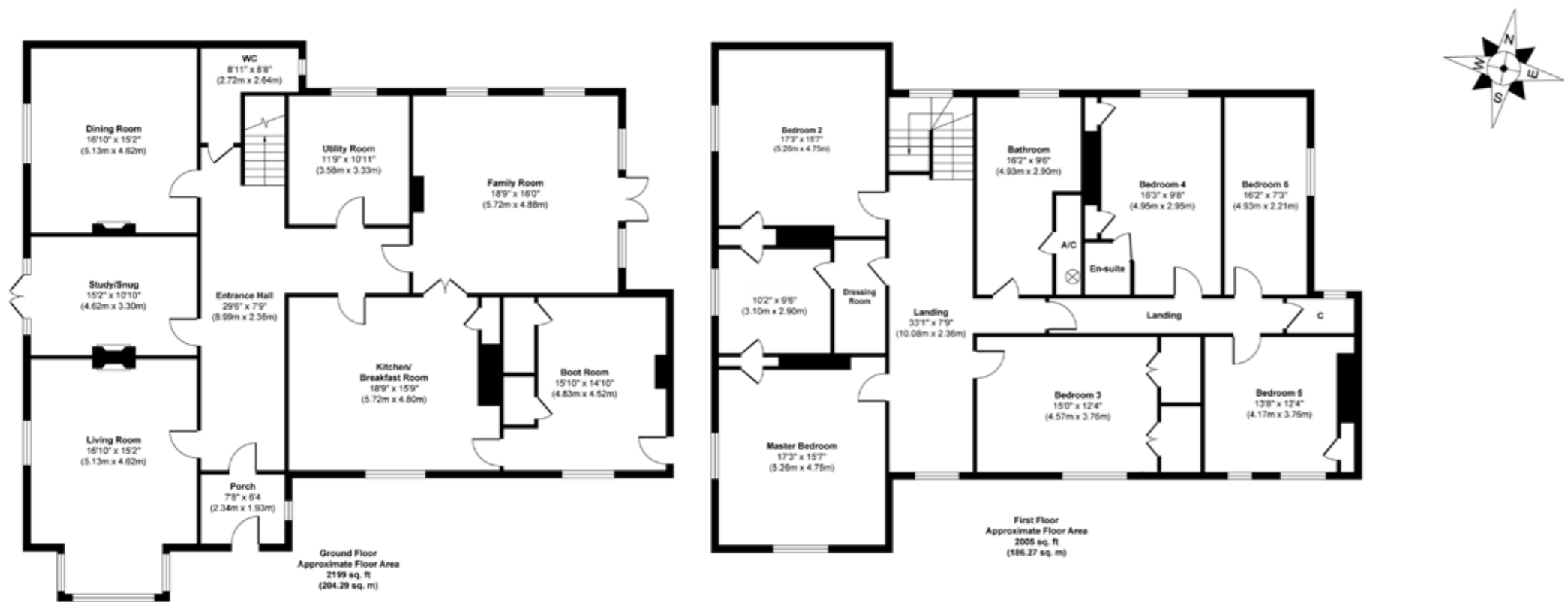
The very generous paved terrace directly off the eastern side of the house is home to the owners' hot tub, a feature available under separate negotiation. In all, the grounds extend to 2.65 acres providing scope as an equestrian property, at least to create some paddocks if desired. At present the grassy surrounds are a haven for children to expend some energy playing football or making camps, at the same time home to masses of birds and wildlife and from where glorious sunsets can be admired in the big fenland skies.

"We are only about a 10 or 15 minute drive from the city of Peterborough," attest the owners, "but spoilt for choice for shopping and schools with so many nearby towns and villages. Thorney has a convenience store with a post office, so too Gedney Hill, both very

close by, and Eye only 5 minutes away has an Aldi. We tend to do most of our shopping in Hampton but there are many options." The property is in catchment for Arthur Mellows Village College, a state secondary school in Glington (15 minutes west) which is rated Outstanding by Ofsted, whilst The Duke of Bedford Primary School in Thorney is rated Good. For independent education, Wisbech Grammar School, (Juniors and Seniors), is a highly sought after co-educational school about a 15 minute drive east and Ayscoughfee Hall School is an excellent preparatory school in Spalding a similar distance north. For sports enthusiasts, Thorney Golf Centre is just down the road and Thorney Rugby Club a little beyond, whilst the New Range Horse Riding and Rescue Centre is on the outskirts of Eye.

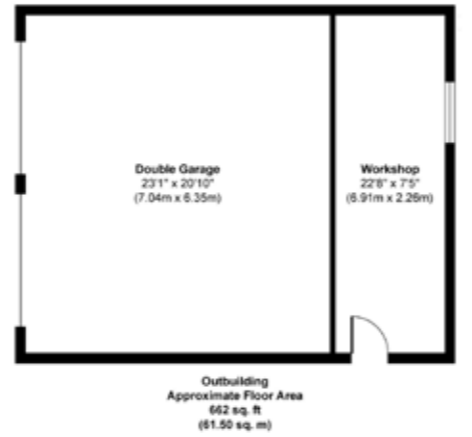






Approx. Gross Internal Floor Area 4866 sq. ft / 452.06 sq. m (Including Garage)
Approx. Gross Internal Floor Area 4204 sq. ft / 390.56 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Outbuilding
 Approximate Floor Area
 662 sq. ft
 (61.50 sq. m)



LOCAL AUTHORITY: Peterborough City Council

SERVICES: Mains Electricity and Water, Septic Tank and Oil Fired Central Heating

Council Tax Band: G

TENURE: Freehold

DISCLAIMER:
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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		

Agents notes:
 The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.

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