



The Old Rectory

Station Road | Holme | Cambridgeshire | PE7

FINE & COUNTRY



KEY FEATURES

- *A Period, Former Rectory in a North West Cambridgeshire Village*
 - *Approximately 7 Miles from Peterborough, Makes it Commutable to London*
 - *Refurbished by Current Owners, Well Maintained and Well Presented Throughout*
 - *Open Plan Kitchen/Dining Room and Three Sizeable Reception Rooms*
 - *Seven Good Size Bedrooms and Three Bath / Shower Rooms*
 - *Courtyard: Original Coach House and Stable Block Used as Storage and Garaging*
 - *The Stables and Coach House May Have Annex Potential, Subject To Planning*
 - *A Range of Association Ancillary Rooms: Boiler Room, Plant Room and Utility Room*
 - *Mainly Laid to Lawn Garden with a Variety of Established Mature Trees and Shrubs*
 - *Total Accomodation Extends to Approximately 3961 Sq.Ft.*
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The Old Rectory is a Victorian build which, despite contemporary luxury and spaciousness, still carries the marks of its heritage. An impressive size, complete with family and reception rooms and seven bedrooms, it is framed by almost an acre of garden and courtyard, encircling the red brick walls on all sides.

The property's historical significance is honoured with original features, including sash windows and timber details. Reclaimed vintage floorboards and period-appropriate fixtures have been incorporated like hidden Easter eggs into a sharp yet cosy interior. All set off by an open-plan kitchen-diner, this single room was originally three separate ones, which shows in how it now spans the entire depth of the ground floor, adjoined to the separate dining room, reception and family room by a hallway and entrance hall. The latter leaves a grand first impression with its large proportions, the L-shaped staircase creating an ideal display space.

The rectory being the old residence of the local minister or priest, after the village of Holme became a parish in 1857, this property served as a centrepiece for the local area. The owners describe how "It once stood at the heart of a much larger estate, and many of the surrounding houses now sit on what was originally the grounds of this property."







This is a house which would have been integral to its neighbours' daily lives and the goings-on of its environs for centuries. However, even if people from the Great Fen beyond could not come to church over sometimes impassable roads, in time it would come to them. In 1897, Holme's then-vicar Reverend George Broke launched the 'Fenland Ark' – a horse-drawn barge for moveable services. There is a lived-in sense of the stories of the area, its characters including today's owners, who had their eyes on the property long before it went up for sale. The Rectory's current occupants even knew the previous owners, themselves pillars of the village who supported the local schools.

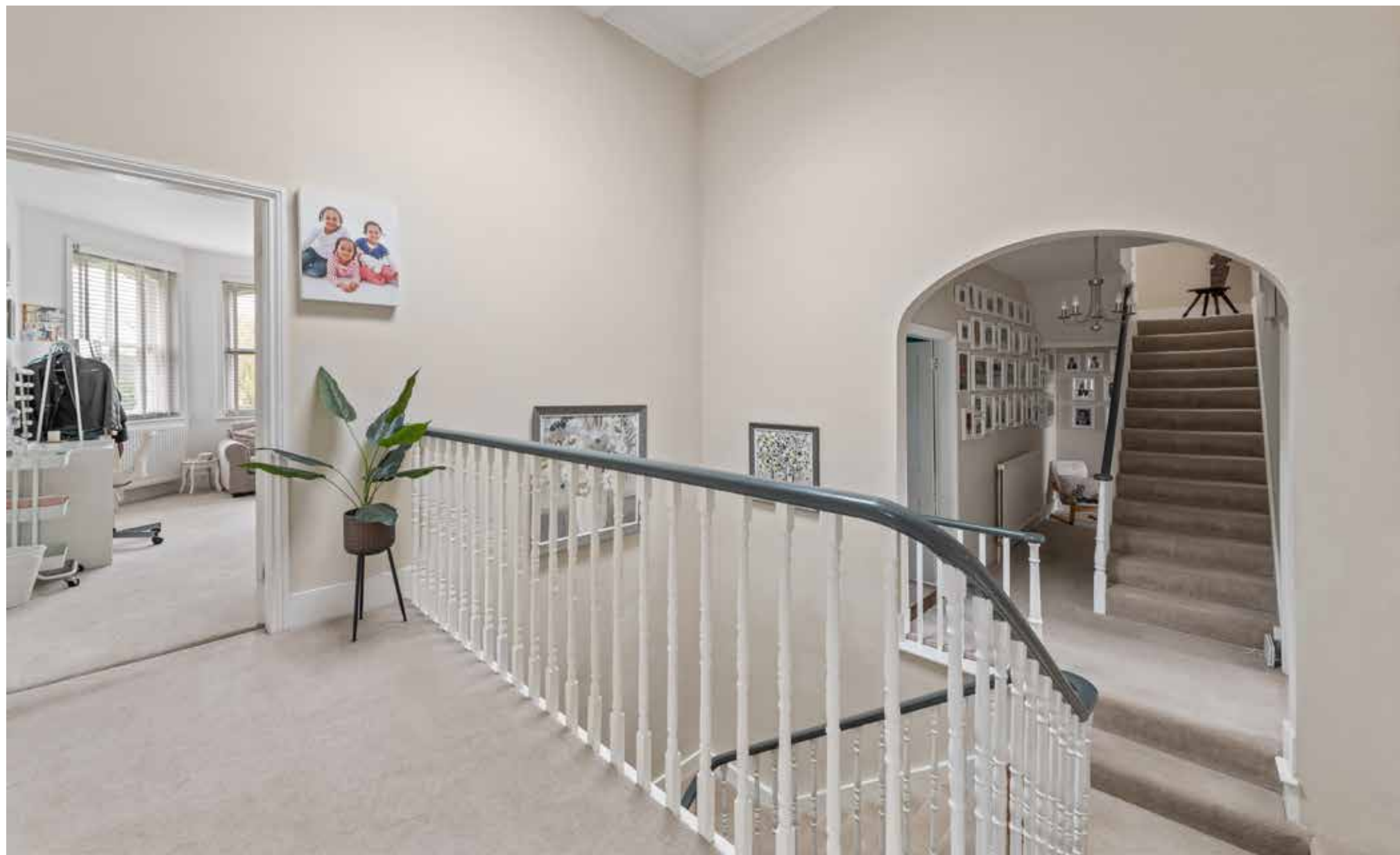
"It just had that special something. So when it came on the market, it felt meant to be. We knew immediately it was the right place to raise our family."

It was certainly a fateful move, a matter of a few days before the first national lockdown in 2020. The owners feel fortunate to have had such an incredible place to be isolated. They were consigned to a single room while the rest underwent extensive refurbishment, but reflect with gratitude on the space that strange period gave to enjoy the house.

Accommodating for renovations for a time was worth the ingenious use made of the property's original nooks and crannies. "The downstairs WC was once a coat cupboard," the owners say of the thought put into making each room functional and comfortable by up-to-date standards. "The utility room used to be an old shed, and there was no separate upstairs WC at all. We added an additional en suite and created walk-in wardrobes."







Each bedroom expresses its own personality with unique angles, sizes and shapes, and the largest two in particular make excellent use of storage to maximise space. Heritage shades, natural textures and soft finishes to the décor reflect the era and former status of the building, but keep the atmosphere warm, relaxed and calming at the same time. The effect is, as

the current owners succinctly put it, “timeless”. The perfect place to be in one’s own bubble, in solitude or with family.

The kitchen-diner is where everything and everyone comes together in a beautifully light and open space, and has become the heart of the home. Christmases here have been a stark

contrast to the unexpected isolation of the owners’ move in – “with at least 25 around the kitchen table! The kitchen was the hub of it all, but what made it truly special was that there was space for everyone to do their own thing, whether it was playing games, chatting in a quieter corner, or helping out with the cooking.”





Family-friendly village life became a favourite aspect for The Old Rectory's owners, with high-quality schools nearby and a "gem" of a local pub a short walk away. The house and generous expanses of landscaped lawn and courtyard offer privacy to enjoy their grandeur, the stone patio and majestic trees outside. But the location itself is far from isolated, still close to all necessary amenities and transport links. It has been an anchor, a special place to belong, with "the familiar sound of children playing in the garden, neighbours popping by, courtyard BBQs, and the long kitchen table filled with food and conversation."

During the Rectory's refurbishment, the owners had the idea of putting together a memory box. "An iPhone, current currency, newspaper cuttings, pictures of the house and a letter from us." This box is now hidden inside the house, behind a wall in the kitchen, like a time capsule to be uncovered sometime years, perhaps decades or more, in the future.





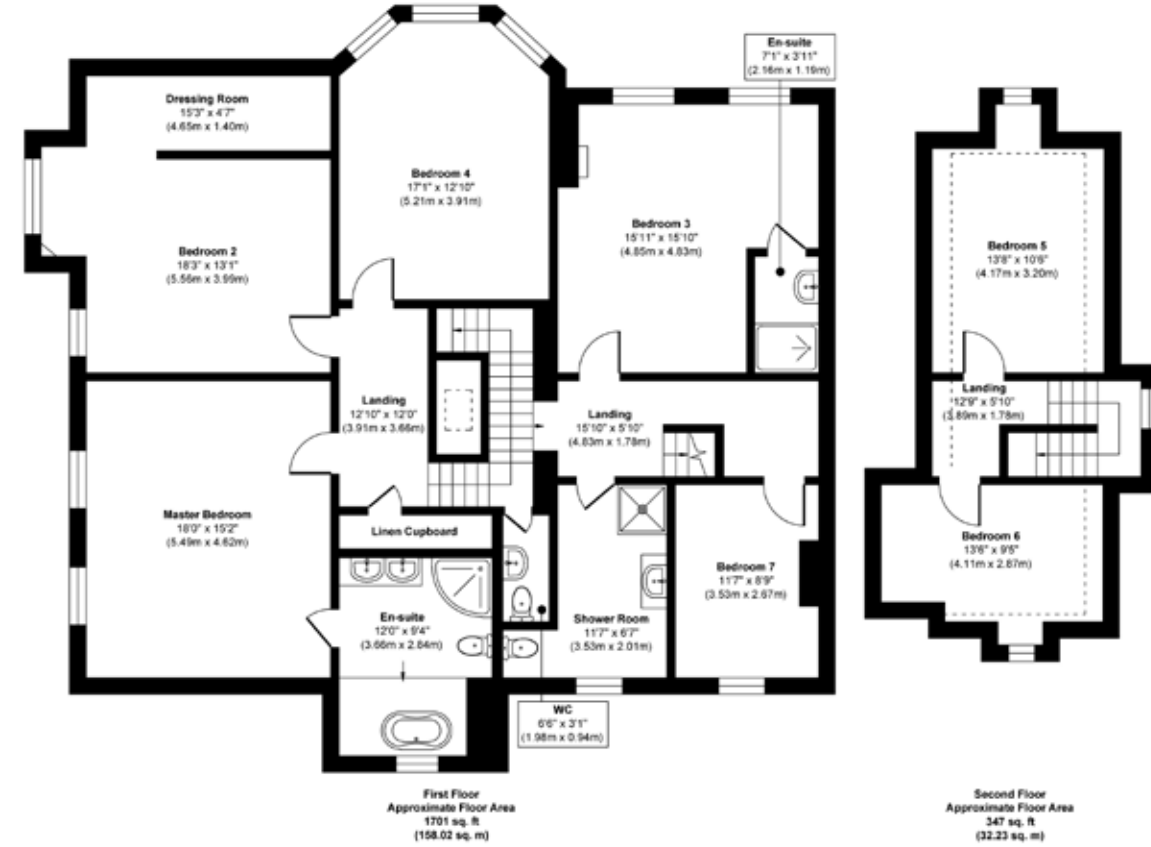
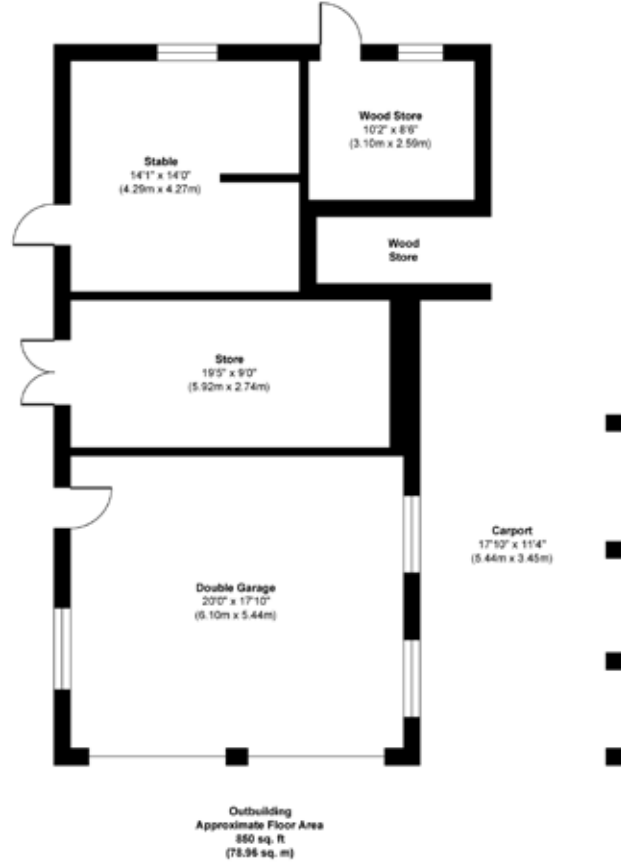
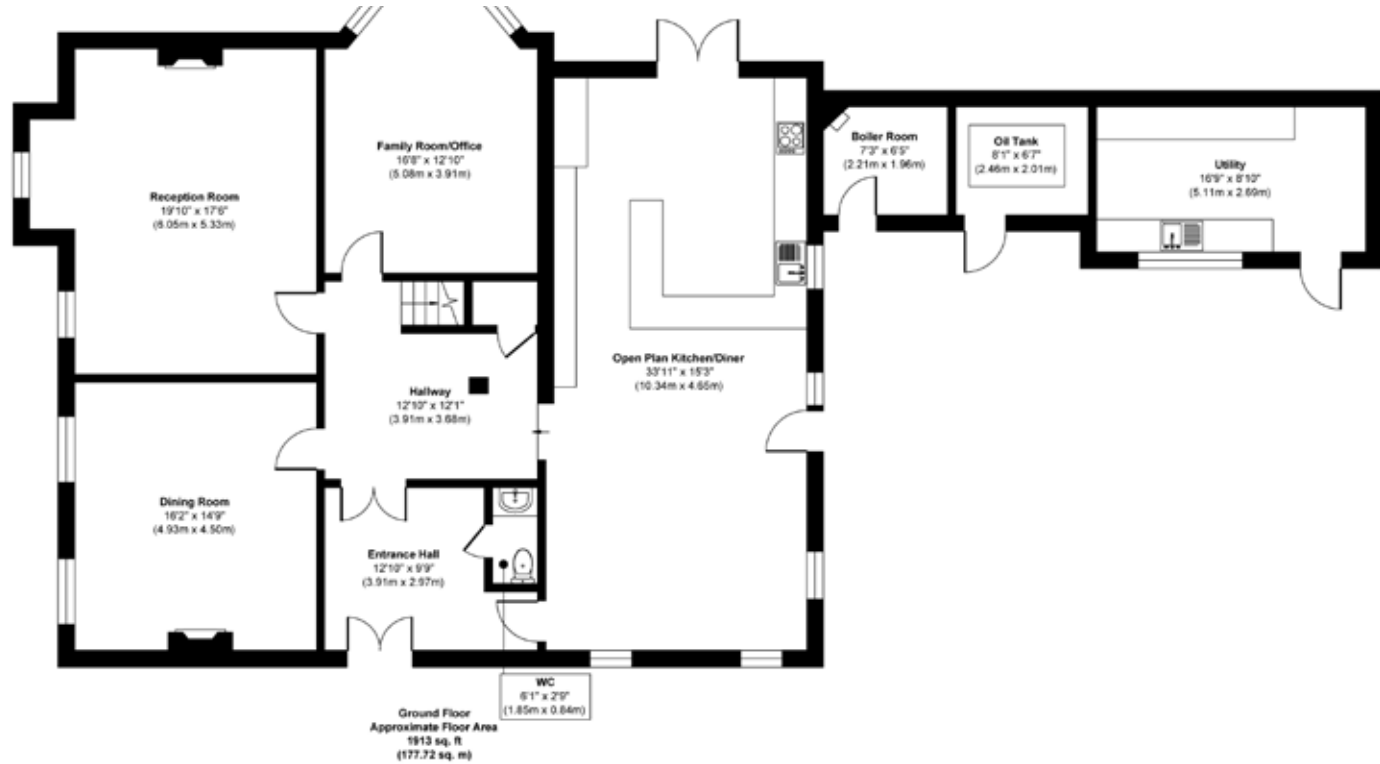


Old-world cosiness and the interweavings of human connection characterise this property, as much as its cottagelike, peaceful seclusion to be found in comfortable corners. Though the renovations opened out the property's living spaces – with yet more room to expand into the extension potential of the outside store rooms, stable and garage – neither this nor the relaxed living they provide remove the spirit of the original build.

The owners capture the feeling perfectly. “The house has so much soul. From the red kites soaring above the garden to the characterful brickwork and welcoming courtyard, there’s a quiet magic to it.

“There’s a real sense of history here – you can feel it in the walls and the atmosphere, and it’s been a privilege to be part of that story.” The next owners of The Old Rectory will not only inherit the stunning work done on updating the interior. They will become part of the spirit of the place themselves, their own characters in the generations of history that came before, and will likely endure long after.





Approx. Gross Internal Floor Area
Main House = 3961 sq. ft / 367.97 sq. m
Outbuilding = 850 sq. ft / 78.96 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

LOCAL AUTHORITY: Huntingdonshire District Council

SERVICES: Mains Electricity, Water and Drainage and Oil Fired Central Heating

Council Tax Band: G

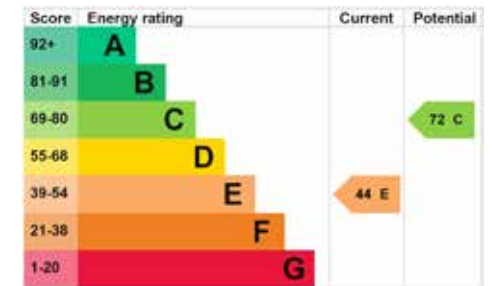
TENURE: Freehold

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