



OFFICE 01767 262729
 10 MARKET SQUARE
 POTTON
 SG19 2ER potton@kennedystateagents.uk

Agents note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and buyers are advised to recheck the measurements.

HILL FARM
 CHURCH LANE
 WRESTLINGWORTH
 SG19 2ER

POTENTIAL DEVELOPMENT

RESTORATION PROJECT
 GRADE II LISTED

ASKING PRICE of £850,000

OPEN DAY 2nd/3rd August
 @ 12PM

VIEWING BY APPOINTMENT
 ONLY

KENNEDY & CO

01767 262729



A rare opportunity today to find a potential gem of a house that with time and energy, Hill Farm can be restored to its original glory. A grade II Listed detached building (1321640) and is ideal as a restoration/development opportunity. Originally built C16 & 17 century, timber framed farm house with rough cast render & clay tiled roof. It has been extended over early years with rooms added to the west & two storey to the S>E elevation as well as the north.

Internally there is a kitchen/scullery, day room, lounge to the front, separate dining room with Tudor fireplace. Off the lounge there is a separate reception room (currently used as a store) could make a comfortable home office with enough space for people to work. Upstairs, the master bedroom with high ceilings is followed by a further four bedrooms and large family bathroom.

Outside: There is an L shaped outbuilding of single and two storey Barns being garage, stable, garden store that still retains the well.

Planning permission was granted in 1992 to convert this to a separate dwelling. Purchaser should make their own enquiries with regards to CBC. The original plans are available at Kennedy & Co.

