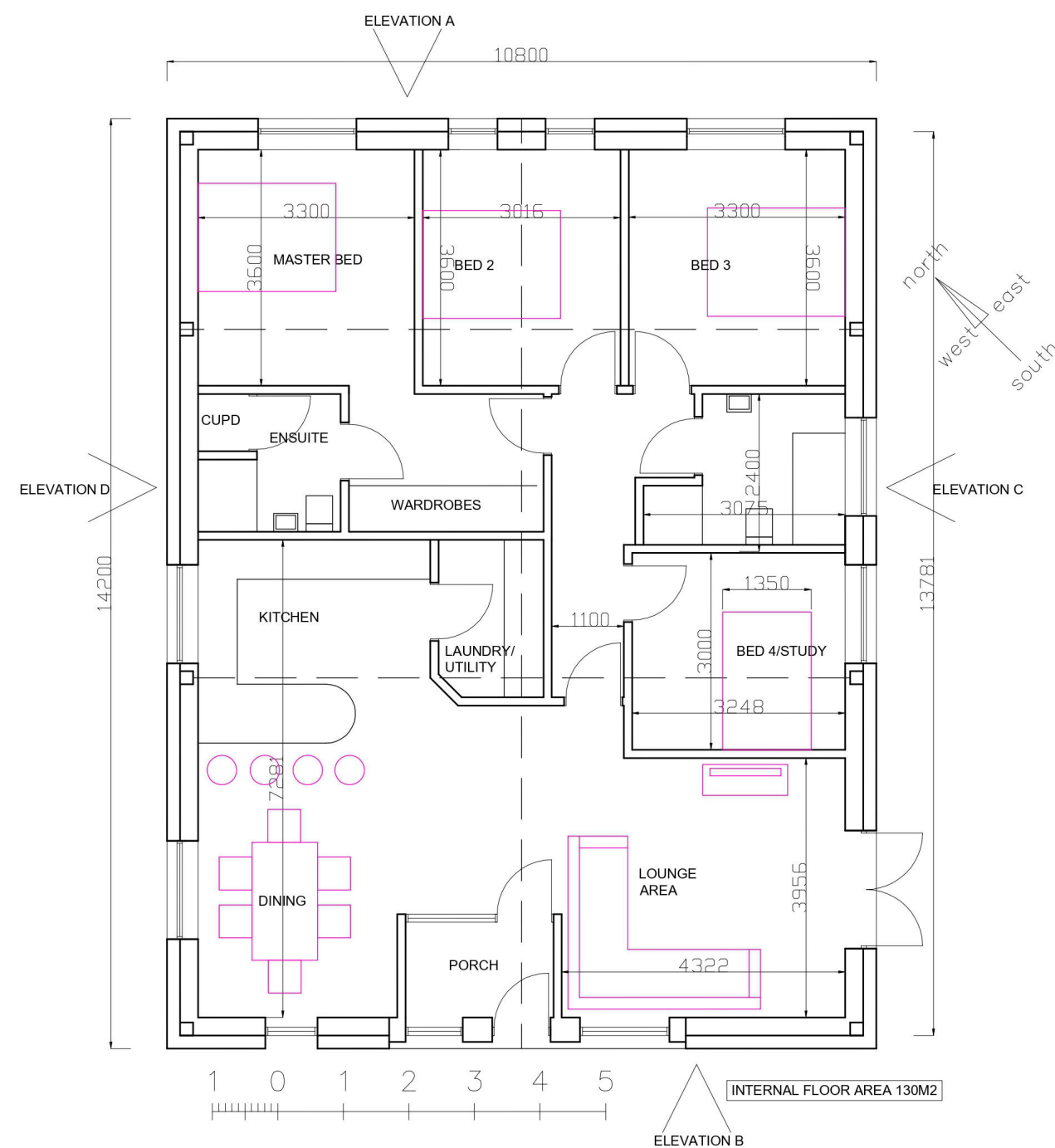
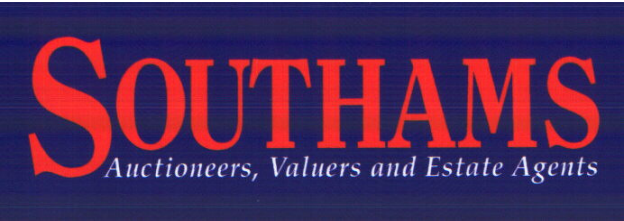


Proposed Floor Plans:



OPENING HOURS
Monday – Friday 9.00am – 5.00pm; Saturday 9.00am – 2.00pm

WEB SITES
www.southams.com; www.rightmove.co.uk



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**MILL ROAD
GREAT GIDDING**



**Standing to the very edge of the village in 6 Acres
of enclosed pasture and with Planning Consent
for the conversion of the barn to provide a unique
1517 sq ft Dwelling**

**OFFERS
INVITED IN
EXCESS OF
£500,000**

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above and any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Southams.

Set back from the road is a small complex providing off grid accommodation, comprising a one bedroom shiplap board Cottage, portal framed Barn, open fronted Stores all standing in some 6 Acres of ring fenced pasture land.
Planning consent has been granted for the conversion of the Barn to some 1500 sq ft of Residential Accommodation

Cottage: constructed of shiplap boarding under a pitched slate roof:

Living Room:
27'5" x 5'6" (7.15m x 3.63m net)
Fitted base cupboards and work top with inset stainless steel sink unit, brick fireplace with inset woodburning stove

Bedroom:
22'3" x 9'3" (3.65m x 3.55m)

Shower Room:
8'7" x 6'9" (3.17m x 1.31m) Fully tiled with walk in Shower, pedestal basin, low suite WC, wall mounted Cointra gas(LPG) boiler

Barn:
(13.71m x 10.28m) Steel portal frame, profile steel cladding, insulated profile steel pitched roof, concrete floor, 4 fluorescent lights, personnel door, roller shutter door (4.08 ht; 4.44 w)

Steel Container:
27'10" x 11'0" (5.92m x 2.28m) Complete with diesel generator providing 12v power supply to the Cottage and Barn



3 Bay Pole Barn:
9'7" x 9'2" (9.89m x 6.46m) Corrugated iron cladding to 3 sides, mono pitch corrugated iron roof, 3 galvanised steel gates



Pole Barn:
(5.90m x 5.72m) Corrugated iron cladding and roof to minimum height of 3.13m

Fully enclosed ridge and furrow permanent pasture



Planning Consent was granted by Huntingdon District Council on 26 February 2025 for the conversion of the existing Portal Frame Barn to a Residential Dwelling of some 1517 sq ft or thereabouts

Proposed Elevations:

