Commercial End, Swaffham Bulbeck, CB25 0ND

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CB25 0ND

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Offers In Excess of £895,000

Lordship Farm is a most impressive Grade II listed former farmhouse extending to about 5900 sqft over three floors. This fine home offers scope for sympathetic improvement and updating and is located within this eagerly sought after Cambridgeshire village with church, primary school, pub/restaurant, village green and village shop, conveniently placed for access to Cambridge city and Newmarket as well as access to the A14 and Cambridge North railway station.

The site adjacent to the farmhouse known as Lordship Farm Barns is also available via separate negotiation.

LOCATION

Lordship Farmhouse is located in the historic hamlet of Commercial End which includes a large number of historic and listed properties including The Abbey and remains of the former Priory. Commercial End forms part of the village of Swaffham Bulbeck, a small village in a pleasant setting located between Bottisham, Swaffham Prior and Lode in Cambridgeshire. The village is approximately 11 km (7 miles) north-east of the University City of Cambridge and 11 km west (7 miles) of Newmarket, the headquarters of British horse racing, and approximately 33 km (21 miles) to Bury St Edmunds. The historic cathedral City of Ely is approximately 24 km (15 miles). The site is located on Commercial End and has an attractive rural outlook across adjoining meadow land and farmland.

Swaffham Bulbeck has a vibrant and thriving community life benefiting from a range of amenities including a public house (The Black Horse Inn), post office/shop, church (St. Mary's Church), recreation ground with play facilities and pavilion, pre-school and primary school. Secondary School education is available at the nearby village of Bottisham (Bottisham Village College), Soham Village College is also nearby. There are doctors surgeries in nearby Bottisham and Burwell and a number of businesses located within barn conversion complexes in the village.

Swaffham Bulbeck has a regular bus service which runs to Newmarket and Cambridge and benefits from good access to major road routes including the A14, A11 and M11. The Cambridge Newmarket Road Park and Ride is approximately 8 km (5 miles). The A14 is approximately 6 km (3.5 miles) away and provides good access to the Cambridge Science Park and the M11. There are nearby train stations at Cambridge North 14 km (8.5 miles), Waterbeach 6 km (3.7 miles) and Cambridge Central 14 km (9 miles) which provides direct access to London, and a further train station at Newmarket. The village is well located and also has good access to the Cambridge Science Park and Life Science Campuses around the City.

DESCRIPTION

Lordship Farmhouse is a three storey Grade II Listed period detached dwelling of brick construction under a tiled double-pitch mansard roof. The property includes a number of historic period features which are believed to include inglenook fireplaces and beamed ceilings. The property would benefit from some modernisation and refurbishment but offers an excellent opportunity for sub-division or to create a superb family home in this popular location.

The accommodation extends to approximately 472 sqm. (5,080 sq.ft.) gross internal area (GIA) including third floor rooms, over three floors and comprises Entrance hall with stairs to the first floor, billiard room with open fireplace, cellar, living room with open fireplace, office, utility/shower room, kitchen leading to the conservatory, dining room with open fireplace and access to a secondary staircase to the first floor. On the first floor Landing, with staircase to top floor and walk in linen cupboard, a large Family Bathroom, 5 double bedrooms (main bedroom with walk-in dressing room and one double bedroom with open fireplace) and secondary stairs leading to 5 further large rooms on the second floor. There are also two additional rooms on the third floor. Outside - The gardens surround the property and are predominantly laid to lawn with garage and two garden sheds, with a tarmac entrance drive and turning area with parking for several vehicles. Lordship Farmhouse's grounds extend to approximately 0.92 acres.

PLANNING

The site is situated outside of the development envelope for Swaffham Bulbeck but within the Swaffham Bulbeck Conservation Area according to the Swaffham Bulbeck Policies Map (April 2015) (Insert Map 8.40).

Lordship Farmhouse:
Lordship Farmhouse is a Grade II Listed farmhouse and to the best of our knowledge has been used for residential purposes since its construction. Lordship Farmhouse has not been the subject of any relevant planning applications or listed building consents according to East Cambridgeshire District Council's public access system.

AGENTS NOTES CAMBS

Tenure - The freehold of the site is offered for sale with vacant possession on completion.
Council Tax Band - Lordship Farmhouse: H
Property Type - Please refer to the description above
Property Construction - Please refer to the description above
Number & Types of Room - Please refer to the description above
Square Footage - Please refer to the description above
Parking - Please refer to the description above

UTILITIES/SERVICES
Electric Supply - Mains Electricity
Water Supply - Mains Water
Sewerage - Mains Drainage
Heating - Lordship Farmhouse: Oil fired central heating.
Broadband - Good
Mobile Signal/Coverage - Good

Flood Risk - Flood Zone 1 and 'very low' chance of flooding according to the Environment Agency's website.
Rights of Way, Easements, Covenants - The property is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed.
Listed - Lordship Farmhouse: Grade II Listed (Historic England List Entry Number: 1165677)
Conservation Area - within Swaffham Bulbeck Conservation Area
Planning Permission - Please refer to the planning section above

Local Authority:
East Cambridgeshire District Council

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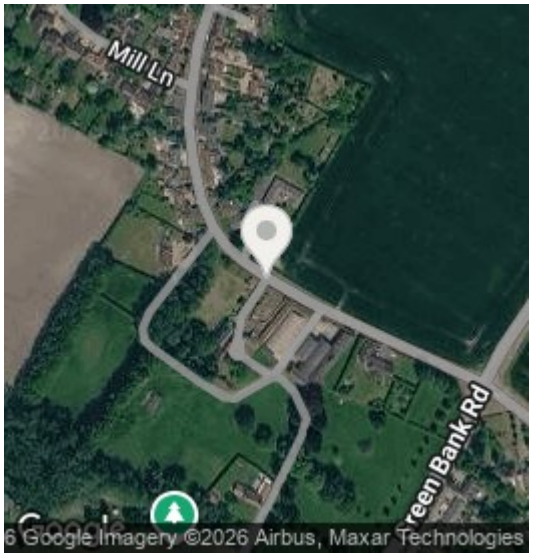
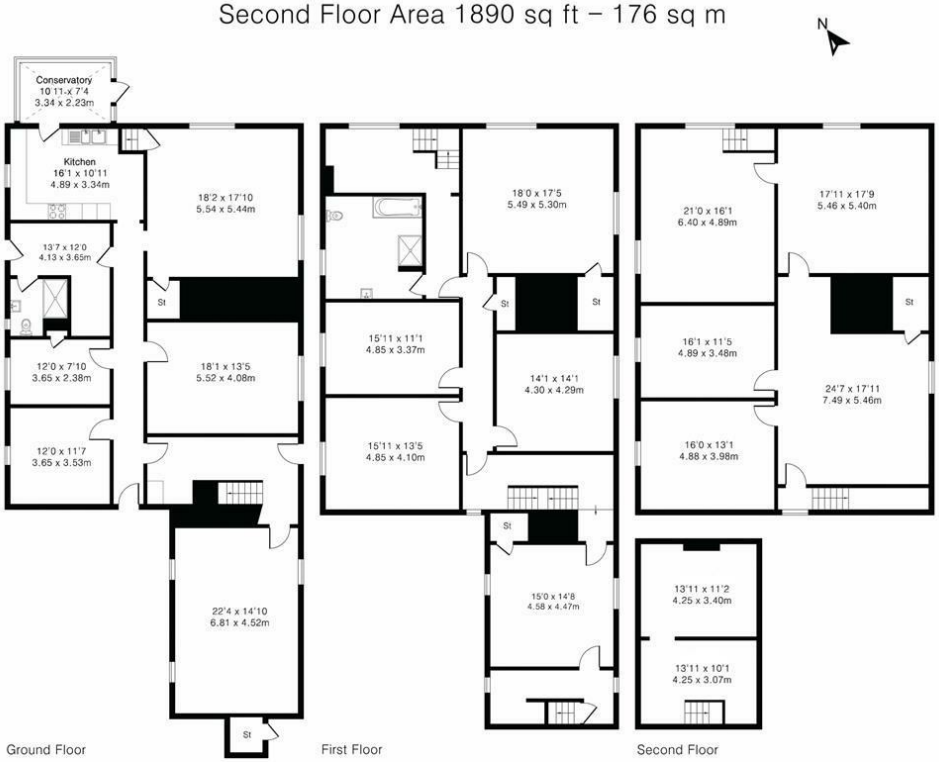


Approximate Gross Internal Area 5904 sq ft - 549 sq m

Ground Floor Area 2044 sq ft – 190 sq m

First Floor Area 1970 sq ft – 183 sq m

Second Floor Area 1890 sq ft – 176 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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