



**BROWN & CO**

---

MANOR FARM, KNAPWELL



# -MANOR FARM, HIGH STREET-

Knapwell | Cambridge | CB23 4NR

---

An elegant, five bedroom detached Grade II listed former farmhouse occupying an exceptional semi-rural position, with approximately 9 acres available by separate negotiation

---

## Property Highlights

No upward chain - Grade II listed - Listing number 1331421 - Additional 9 acres available by separate negotiation (Lot 2 & 3) - Remarkable period residence - Attractive and rarely available village location - Ample off road parking and useful selection of outbuildings - Versatile accommodation arranged over three floors

## House

**Ground Floor:** Entrance Hall - Drawing room - Dining room - Side lobby - Guest Cloakroom - Living room - Kitchen/ breakfast room - Rear porch - Utility/ boot room - Walk in pantry

**First Floor:** Landing - Principal bedroom - Bedroom two - Bedroom three - Bedroom four - Family bathroom

**Second Floor:** Landing - Bedroom five - Loft area

**Total: 4023 sq. ft. (374 sq. m)**





## DETAILED DESCRIPTION

For sale by private treaty as a whole, or in up to three lots. An impressive, five bedroom detached Grade II listed period residence occupying an enviable position within this highly sought after village, enjoying private grounds and attractive rural views. The extended accommodation features a wealth of period detail including fireplaces, exposed beams and timbers and timber windows throughout, extending to approximately 4023 sq. ft. over three floors, with additional loft storage rooms and a range of outbuildings.

## LOCATION

Knapwell is a small and highly regarded rural village in South Cambridgeshire, situated approximately 12 miles north west of Cambridge. The village enjoys an unspoilt setting surrounded by open countryside and areas of significant natural interest, offering a peaceful environment.

Despite its rural position, Knapwell is conveniently located for access to the wider transport network. The nearby A14 provides direct routes to Cambridge, Huntingdon, and the Midlands motorway network, while mainline rail services are available at nearby stations including St Neots and Cambridge North, offering frequent direct services to London King's Cross.

The Village boasts a 14th century church with shops and everyday facilities available in neighbouring villages such as Cambourne, Elsworth, and Papworth Everard. More comprehensive cultural and recreational amenities are easily accessible in Cambridge. The village is particularly well regarded for its surrounding natural environment. Knapwell is bordered by open farmland and an extensive network of footpaths and bridleways providing excellent walking and cycling opportunities. Of particular note is Overhall Grove, an area of ancient woodland designated as a Site of Special Scientific Interest (SSSI) and managed by the Wildlife Trust and the RSPB's Hope Farm together with the nearby Elsworth Wood SSSI, all offering valued habitats for wildlife and seasonal interest throughout the year.

Educational provision is available in nearby villages and Cambourne, with secondary schooling options including Cambourne Village College. A wide selection of highly regarded independent schools are also accessible within Cambridge, including The Perse School, St Faith's and The Leys.







**ACCOMMODATION  
GROUND FLOOR**

**ENTRANCE HALL**

With entrance door, single glazed window to the side aspect, stone tiled floor, stairs to the first floor, doors to drawing room, dining room, living room and side lobby

**DRAWING ROOM**

With single glazed windows to the side and rear aspect, exposed beam, open fireplace with stone hearth and exposed bricks with wooden mantle over

**DINING ROOM**

With single glazed window to the front and side aspect, gas fireplace with marble hearth and surround with wooden mantle, wooden flooring

**SIDE LOBBY**

With flagstone tiled floor, door to lean to leading to a selection of brick built outbuildings, door to guest cloakroom

**GUEST CLOAKROOM**

With single glazed window to the side aspect, low level wc and pedestal wash basin, part tiled walls

**LIVING ROOM**

With single glazed window to the front aspect, flagstone tiled floor, integral storage cupboard, inglenook fireplace with tiled hearth, exposed bricks and a wooden mantle over, feature oak panelled wall, exposed beams

**KITCHEN/BREAKFAST ROOM**

With single glazed window to the front aspect, bespoke fitted kitchen with range of matching eye and base level units, integrated oven, worktop with inset four ring gas hob, space for fridge freezer, integrated microwave, part tiled walls, exposed beams, stable door to

**REAR PORCH**

With stone tiled floor and brick steps, single glazed window to the side and rear aspect, door to garden, door to

**UTILITY/BOOT ROOM**

with single glazed window to the rear and side aspect, integral storage cupboard, large ceramic sink/ drainer with storage cupboard below, door to

**WALK IN PANTRY**

With single glazed window to the rear aspect, exposed brick flooring



## FIRST FLOOR

### LANDING

With single glazed windows to the front and side aspect, part exposed painted floorboards, stairs to the second floor, doors to

### PRINCIPAL BEDROOM

With single glazed window to the front aspect, integral wardrobes, feature fireplace, pedestal wash basin

### BEDROOM TWO

With single glazed window to the side aspect, integral wardrobes

### BEDROOM THREE

With single glazed window to the side aspect, integral wardrobe, vanity unit with inset wash basin, exposed beams

### BEDROOM FOUR

With single glazed window to the rear aspect, vanity unit with inset wash basin, exposed beams

### FAMILY BATHROOM

With single glazed window to the front aspect, suite comprising; low level wc, panelled bath, pedestal wash basin and shower enclosure, part tiled walls

## SECOND FLOOR

### LANDING

With doors to

### BEDROOM FIVE

With single glazed window to the side aspect

### LOFTAREA

Split into a selection of loft storage rooms



## OUTSIDE

The property occupies an attractive position set back from the High Street, enjoying a westerly aspect to the front with a well-maintained lawned garden, complemented by a selection of well stocked beds, mature trees, and established shrubs. Driveway parking is provided to either side of the front garden, both with direct access from the High Street. The northern driveway is laid to gravel and provides parking, together with shared access with Redwell Barn, and access to the side lobby lean-to and adjoining brick-built storage rooms. The southern driveway leads to a large detached single garage and incorporates steps rising to the rear patio area, together with a post and rail gate providing access into Lot 3 (the orchard).

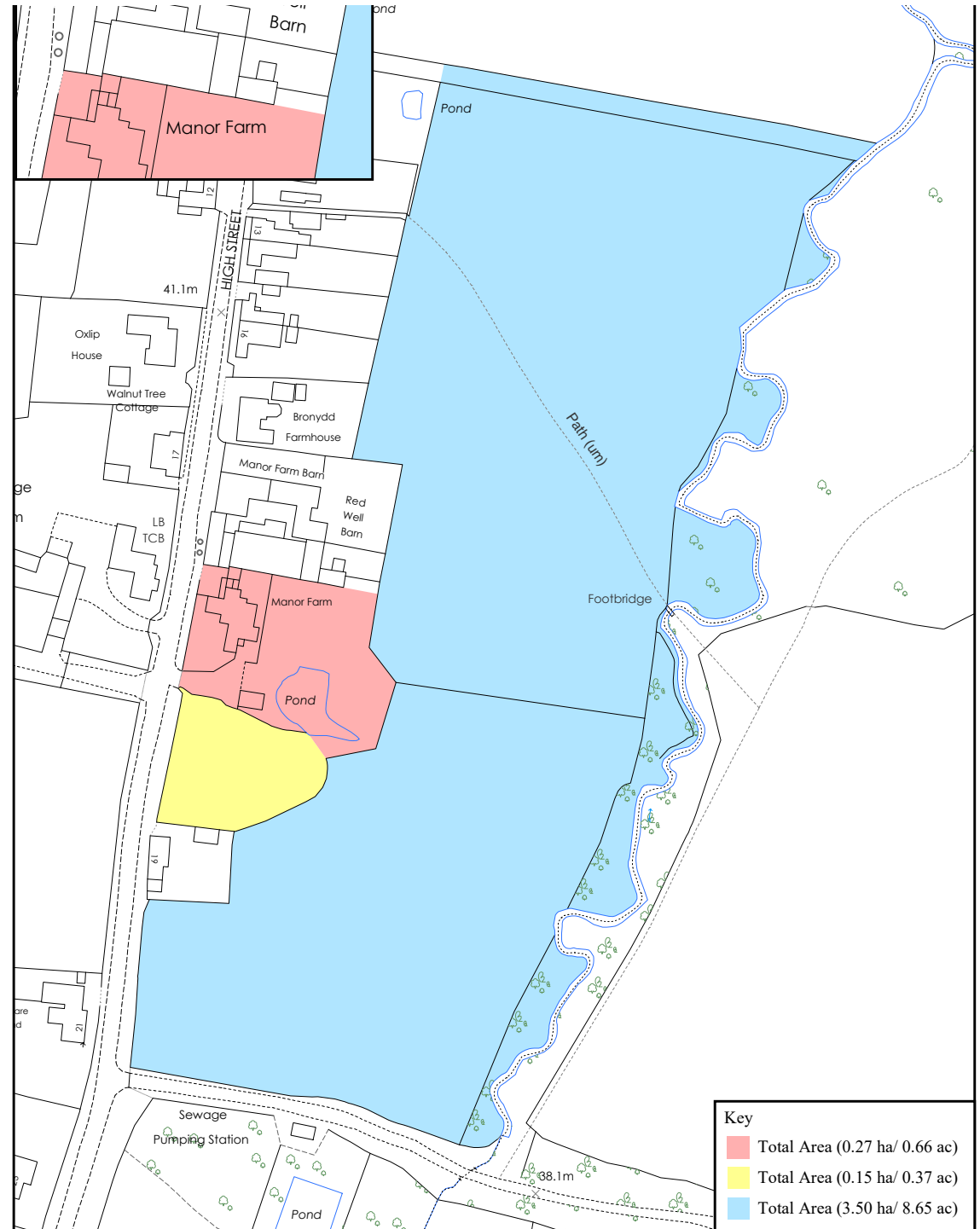
The principal gardens lie predominantly to the rear of the property and are mainly laid to lawn, with a raised patio terrace immediately adjacent to the house providing an attractive seating area. Steps lead down to the lawn, which is interspersed with a selection of well stocked planted beds, mature shrubs, and established trees. A notable feature of the garden is the large pond, which enhances both the outlook and biodiversity. The garden boundaries are clearly defined, with the northern boundary partially enclosed by walling, a post-and-rail fence separating the principal gardens from Lot 2, and a combination of mature hedgerow planting and the pond forming a natural division between the principal gardens and Lot 3.

## LOTTING

Lot 1 ( Approximately 0.66 acres as shown coloured Red on the map) - Comprises the principal five bedroom farmhouse together with its associated gardens, driveway parking, garage and outbuildings. The property occupies a prominent position within the village and benefits from well established gardens and direct access from the High Street.

Lot 2 (Approximately 8.65 acres as shown coloured Blue on the map) – Consists of an enclosed parcel of land situated adjacent to the principal gardens, currently separated by post and rail fencing. The land is gently sloping and laid predominantly to grass, offering amenity, equestrian, or lifestyle potential, subject to any necessary consents.

Lot 3 (Approximately 0.37 acres as shown coloured Yellow on the map) - Comprises an established orchard located to the South of the principal gardens, offering valuable additional amenity space to Manor Farmhouse together with potential for residential development, subject to obtaining the necessary planning consents.







**BROWN & CO**

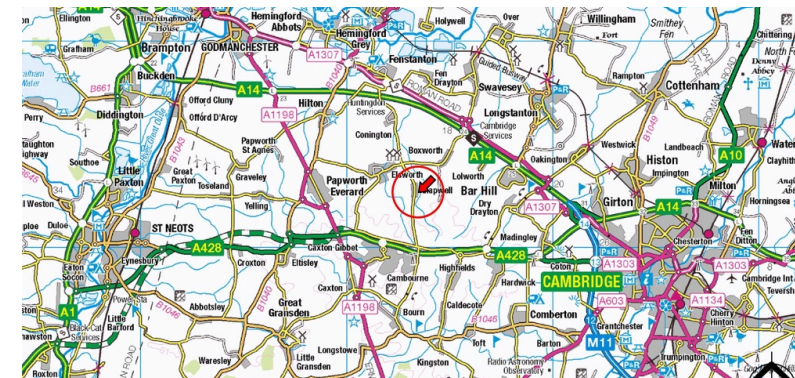
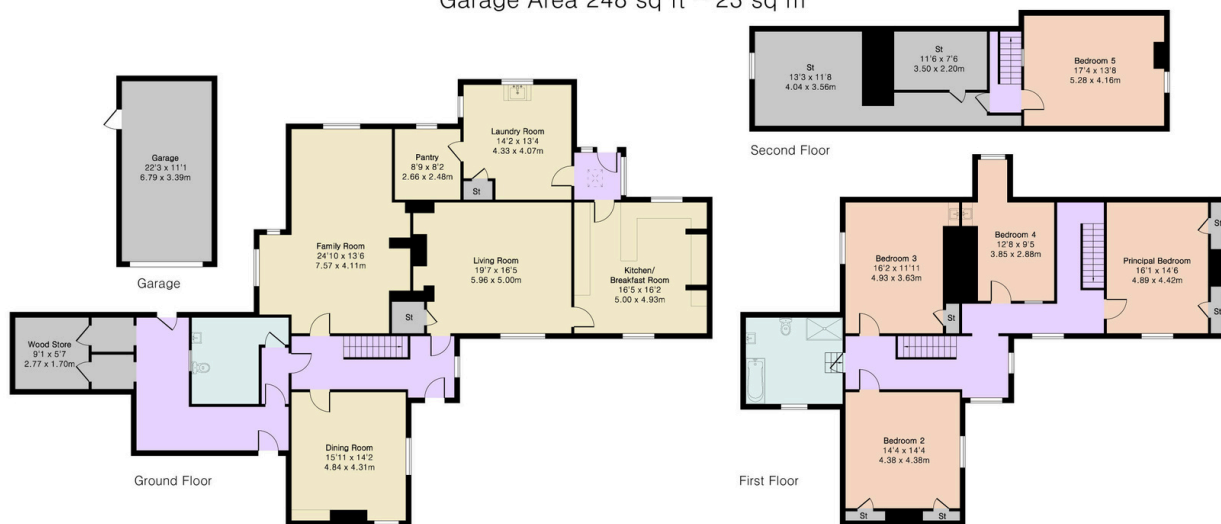
**Approximate Gross Internal Area 4023 sq ft - 374 sq m  
(Excluding Garage)**

Ground Floor Area 2116 sq ft – 197 sq m

First Floor Area 1282 sq ft – 119 sq m

Second Floor Area 625 sq ft – 58 sq m

Garage Area 248 sq ft – 23 sq m



Tenure: Freehold

Services: Mains water and electricity,  
drainage and heating tbc

Council Tax Band: G

EPC: E

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB460987. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative.

Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

Agents Note: A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

Contact:  
Harry Simmonds  
Divisional Partner, Residential Sales Manager

Office: 01223 659 050  
Mobile: 07353 155166  
Email: [harry.simmonds@brown-co.com](mailto:harry.simmonds@brown-co.com)

**IMPORTANT NOTICES**

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated



INTERNATIONAL  
AG ALLIANCE

**BROWN & CO**

Property and Business Consultants