



Church Farm House and Barns, Longstanton, CB24 3BP



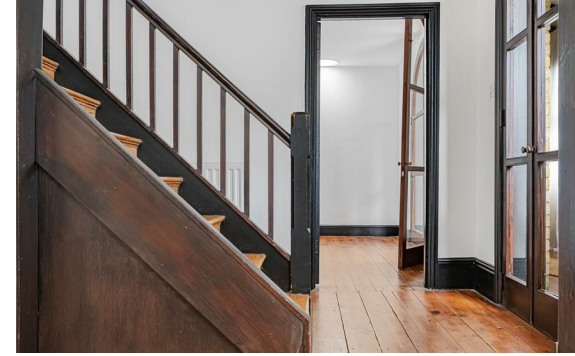
Church Farm House and Barns, Longstanton, CB24 3BP

A unique and very special opportunity to acquire a substantial detached former farmhouse together with an adjoining barn, self contained cottage, outbuildings including indoor swimming pool and delightful mature gardens extending to approximately 1.57 acres. The property retains many unusual and interesting character features, from the Victorian era and, according to the vendor, it was formally a dairy farm and in later years also became a retirement home for horses connected with Newmarket. The adjoining barn was originally used for hay wagons and for hay storage and there is an original wooden door on the first floor which is still in situ. The barn, in more recent times, has been converted into commercial premises and the current vendors have rented out the barn for over ten years to tenants that have used it for offices, however it does offer so much potential for various different uses subject to planning/change of use. In addition there is a self contained cottage which, according to the vendor, was originally used as a milk parlour and for butter churning and has been converted into a charming one bedroom cottage. There is a long driveway to side which leads to a large garage and range of outbuildings including an indoor swimming pool.

5 4 3

Guide Price £1,500,000





LOCATION

Church Farm House occupies a prominent location right in the heart of the village, close to the 13th century church and grounds, as well as the stores/post office. Longstanton is a popular and thriving village with an excellent range of local amenities including a primary school, inn and village hall. The village is also well placed for access to major routes including the A14 and is conveniently placed just ten miles from the university City of Cambridge and within easy reach of the local guided bus, providing direct and fast access to Cambridge.



FRONT ENTRANCE DOOR
to:**ENTRANCE HALL**

with high semi-vaulted ceiling with exposed timbers, exposed brickwork, natural wood style flooring, radiator, secondary double glazed sash windows to front aspect and high level glazed window to side aspect, leading through to Family Room, a pair of glazed doors leading through to Living Room and a further pair of full height glazed doors leading to:

INNER HALL

with radiator, staircase leading off to first floor, built-in storage cupboard under stairs, further built-in storage cupboard under staircase, natural wood flooring, radiator. Opening to:

PRINCIPAL RECEPTION ROOM

which is divided into two areas with upper living room with fireplace and wood burning stove, stone hearth, recess to either side with extensive fitted bookshelves, woodblock flooring, radiator, secondary double glazed sash windows to front aspect, steps down to LOWER LIVING ROOM with feature woodblock flooring, radiator, glazed window to front and side aspect, large feature double glazed windows with a wonderful vista over the rear gardens, full height sealed unit double glazed windows to side aspect and full height sealed unit double glazed door leading to covered terrace to side.

DINING ROOM

with radiator, natural wood style flooring, fireplace with brick hearth, large glazed door providing access to breakfast room and kitchen and further door leading into:

KITCHEN

with inset stainless steel sink unit with cupboard beneath, wooden worktop to side with further cupboards beneath, further base units comprising wooden work surfaces with space and plumbing for dishwasher, further storage cupboard beneath, upright shelved pantry style unit, cupboard to side and space for upright refrigerator, feature brick flooring, fitted shelved display cabinet, fireplace style recess with Rangemaster cooker, deep shelf to side with further cupboards beneath, radiator, sealed unit double glazed windows to rear aspect overlooking the gardens, fitted shelving, rooflight, steps down to:

BREAKFAST ROOM

with fitted worktop with space beneath and fitted worktop/breakfast bar, radiator, wall mounted glazed cabinets and opening to:

REAR LOBBY

with large full height sealed unit double glazed door leading to rear gardens, door to:

CLOAKROOM

with w.c. and small wash hand basin, sealed unit double glazed window to rear aspect, radiator, full height large fitted shelved cupboards, brick flooring.

DOOR FROM REAR LOBBY

leads through to:

FURTHER RECEPTION ROOM

on two levels, one of which has the lift access to the first floor, exposed wooden floor, exposed brickwork to one wall and a feature wood burning stove set on a tiled plinth, full height sealed unit double glazed windows overlooking the gardens and full height sealed unit double glazed door leading to paved patio area and garden, wall mounted radiator, step up to further living room area with large wooden floorboards and this room is open to the first floor with high level double glazed Velux style windows, further electric wall mounted radiator, open wooden staircase leading to first floor.

ON THE FIRST FLOOR**LANDING AREA**

with trap door to roof space, secondary double glazed sash windows to front aspect.

BEDROOM 2

with cast iron firegrate, exposed wooden floorboards, built-in shelved storage cupboard, radiator, secondary double glazed sash windows to front aspect.

BEDROOM 3

with cast iron firegrate with wooden surround and mantel, exposed floorboards, radiator, secondary double glazed sash windows to front aspect. Door leading to:

BATHROOM

with white suite comprising bath, pedestal wash hand basin with wall mirror and electric striplight/shaver socket above, low level w.c. and bidet, radiator, ceramic tiled flooring, ceramic tiled walls. Walk-in shower area with tiled surround, handheld shower and a higher level fixed head shower unit, sealed unit double glazed windows to side aspect.

FIRST FLOOR GALLERIED BEDROOM 4

which also has the lift, set within part of the room and this room also overlooks the living room below with the open wooden staircase, sealed unit double glazed windows to rear aspect with a wonderful vista over the rear gardens and door to:

ENSUITE SHOWER ROOM

with a large walk-in shower with tiled walls, handheld shower unit and a high level fixed head shower, heated towel rail, ceramic tiled walls around, glazed shower screen to side, pedestal wash hand basin and low level w.c., sealed unit double glazed windows to rear aspect.

DOOR FROM MAIN LANDING

built-in airing cupboard housing hot water cylinder, to:

PRINCIPAL BEDROOM 1

with two radiators, sealed unit double glazed windows to side aspect, natural wood style flooring, deep window shelf with further sealed unit double glazed windows overlooking the rear gardens, door to:

ENSUITE SHOWER ROOM

with a large walk-in shower area with folding glazed shower screen, fixed head shower unit and handheld shower, ceramic tiled walls around, low level w.c., twin wash hand basins with mixer taps, heated towel rail, electric wall heater, wooden floorboards, three large wall mirrors, electric shaver socket and sealed unit double glazed windows to rear aspect.

OUTSIDE

To the side of the cottage there is a part covered terrace with sliding double glazed doors which lead to the main gardens and this area is also open to a secluded wall courtyard style area with a variety of shrubs to side. Off the covered walk-way there is access to:

SELF-CONTAINED COTTAGE

which includes full height double glazed doors leading to a:

KITCHEN/DINING ROOM

with stainless steel sink unit with cupboards beneath, worktop to side with fitted shelving, integrated refrigerator, wall mounted shelved storage cupboard and wall mounted shelves, exposed timbers, exposed brick flooring and exposed chimney breast, electric wall mounted radiator, and small half door leading to:

LIVING ROOM

with high semi-vaulted ceiling, feature central fireplace with exposed brick chimney breast and a woodburning stove set on a brick hearth, electric wall mounted radiator, door to:

BATHROOM

with cast iron bath on ball and claw feet, wash hand basin, low level w.c., electric wall mounted shower unit set above bath, wall mirror, electric shaver socket, exposed brickwork, wall mounted electric radiator, small pane window with frosted glass to side aspect, exposed timbers.

OPENING FROM LIVING ROOM

to:

BEDROOM

with high semi-vaulted ceiling with part panelled walls, brick fireplace and exposed brickwork, part panelled ceiling, exposed beams, electric wall mounted radiator and small pane windows to side aspect and further windows to the other side overlooking the covered paved terrace.

OUTSIDE

There are a range of adjoining outbuildings set to the rear of the property and include a former piggery now used as a log store and adjoining this there is a 3-bay open barn style unit with wooden doors off to enclosed storage barn with windows to rear aspect and full height doors leading through to the leisure area. Wooden doors adjacent and glazed doors leading to:

LEISURE ROOM

with sauna off, changing room, and door to area which includes heating and filtration equipment for the swimming pool. A pair of full height glazed doors lead to:



INDOOR POOL ROOM

with swimming pool and full height glazed windows overlooking the gardens and a pair of full height sealed unit double glazed doors leading to the garden.

OUTSIDE

At the far end of the buildings there is a large GARAGE with light and power and this is accessed via the long private driveway which leads round the side of the property and is set into the rear garden.

The delightful and generous mature gardens are a rather special feature and enjoy a high degree of privacy and seclusion and are principally laid to lawn with a great variety of mature shrubs, bushes, trees and well stocked borders around. Further outbuildings set within the grounds include a DETACHED OPEN STORAGE BARN, greenhouse and timber constructed summerhouse. The gardens are interspersed with grass pathways which also then provide an access to a garden pond set within the walled garden area to rear and there is a shrub covered pergola adjacent to which are borders and further trees. There is also an area of garden to side with orchard and fruit trees and this also enjoys a view of the church tower which is located almost opposite the property. Gateway leading to a courtyard style area with hedge around and pathway leading to front entrance door.

ADJOINING BRICK AND TIMBER FRAME BARN

which has in recent times been converted for commercial use and has been used primarily as offices. There are a pair of full height wooden doors which provide access to a lobby area with electric car charger and glazed doors leading to:

RECEPTION AREA

which is open to the full height of the barn with magnificent exposed studwork and original wooden doors and open stairs leading to the first floor. As previously mentioned the barn has been converted to offices but retains many of its original

character features and provides an exciting opportunity for a variety of different uses. Next to the reception area there is a large open plan space which has been utilised as offices with wall mounted electric heaters, door off to storage areas, further area with coat hooks and shelving, via the main lobby there is access to:

INNER HALL

and opening to:

KITCHENETTE

with single drainer sink unit, cupboards below, space and plumbing for appliances, wall storage cupboards, adjacent to this there is a door leading to:

CLOAKROOM

with w.c. and wash hand basin, tiled walls, tiled floor, door to:

CLOAKROOM 2

with low level w.c., wash hand basin, tiled floor.

OFF THE LOBBY

there is a glazed door leading to:

MEETING/BOARD ROOM

with part glazed windows with frosted glass to rear, electric heaters and exposed brickwork.

ON THE FIRST FLOOR

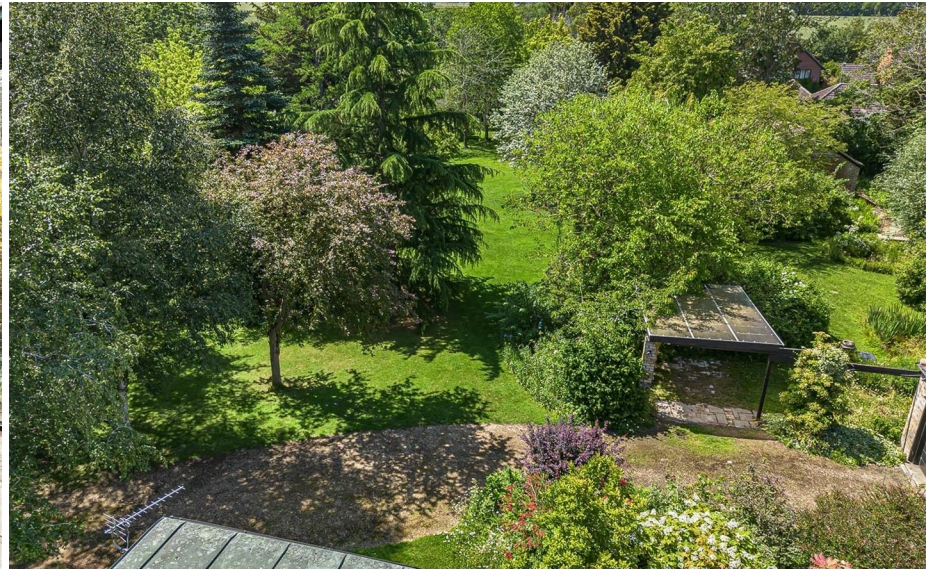
staircase from main reception leading to:

OPEN PLAN SPACE

open to the full height of the building with exposed beams, exposed brickwork, glazed door to further office space open to the full height of the building with exposed beams, exposed brickwork, wall mounted electric heaters, door to further staircase to ground floor.

Adjacent to the main barn there is a further lean-to GARAGE with automatic up and over door. The lean-to garage is a large generous space with light and power.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

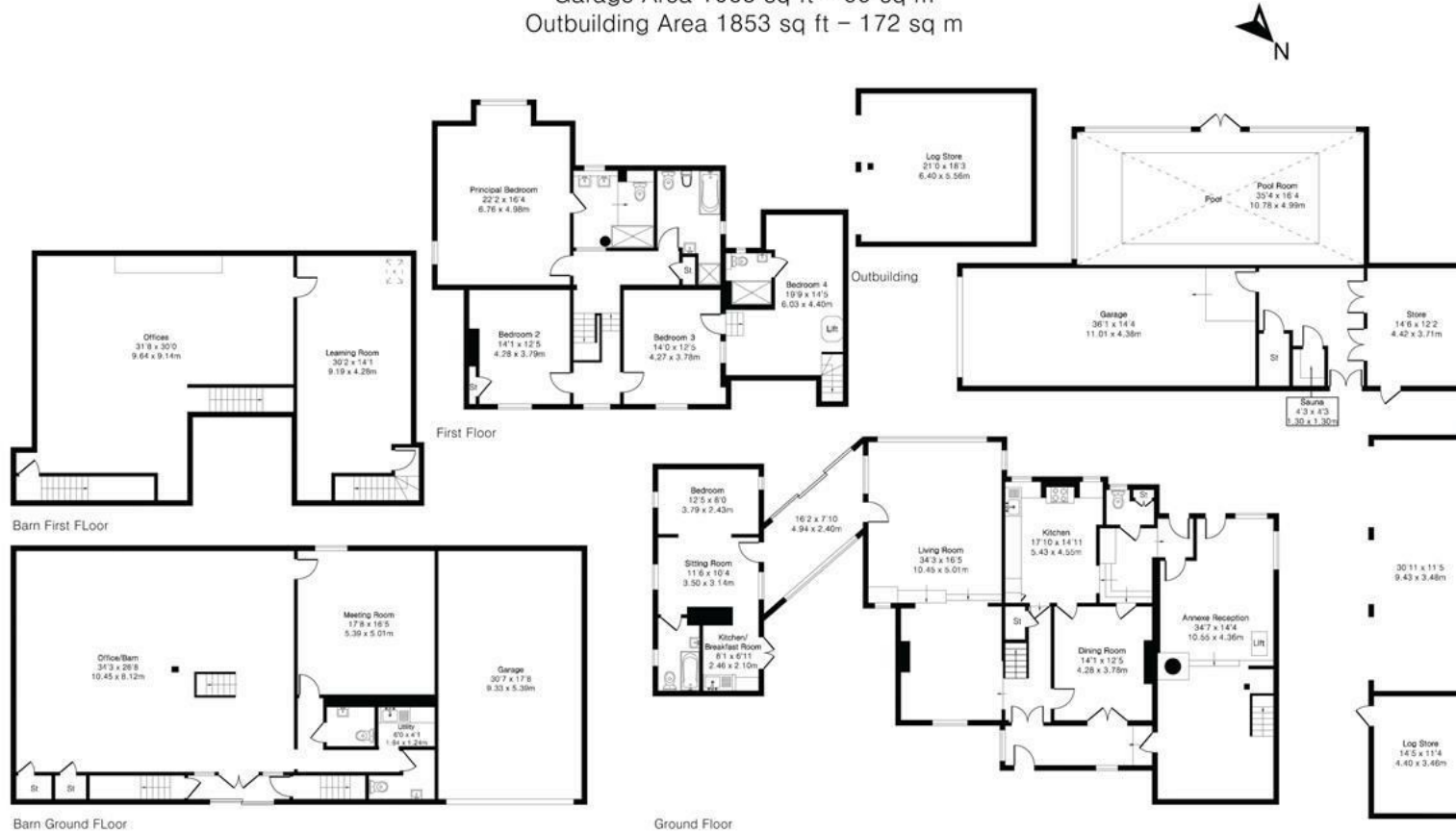


Guide Price £1,500,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire District Council



**Approximate Gross Internal Area 3479 sq ft - 323 sq m
(Excluding Garage & Outbuilding & Barn)**

Ground Floor Area 2142 sq ft – 199 sq m
 First Floor Area 1337 sq ft – 124 sq m
 Barn Ground Floor Area 1581 sq ft – 147 sq m
 Barn First Floor Area 1264 sq ft – 117 sq m
 Garage Area 1065 sq ft – 99 sq m
 Outbuilding Area 1853 sq ft – 172 sq m



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.

