



Balsham Road, Fulbourn, CB21 5DA

**CHEFFINS**

## Balsham Road

Fulbourn,  
CB21 5DA

A rare and quite exceptional opportunity to acquire a detached former farmhouse, set within grounds extending to approximately 1.93 acres, and enjoying a truly outstanding rural setting. The property offers well-proportioned and versatile accommodation, complemented by extensive equestrian facilities including paddocks, a ménage, stable yard and outbuildings, making it ideally suited to those with equestrian or lifestyle interests. Originally constructed in 1977, the property provides a unique opportunity to enjoy a countryside setting of considerable appeal. The house sits centrally within its mature gardens and grounds, approached via a long farm track, and enjoys a high degree of privacy together with far-reaching panoramic views over open farmland and the Lower Valley Farm Biodiversity Initiative which creates and enhances high-quality bio-diverse habitats.

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**Guide Price £825,000**



## LOCATION

Despite its peaceful setting, the property is conveniently located approximately one mile south of Fulbourn village, which offers a good range of local amenities including shops, schooling, inns and a parish church. The property is also well placed for access to Cambridge and to the A11 and A14, linking to the M11, and is therefore ideally situated for commuters, with mainline railway services available at Whittlesford, Audley End and Cambridge, the latter being approximately six miles in distance.

**COVERED PORCH**

with outside light, tiled flooring and sealed unit double glazed entrance door to:

**RECEPTION HALL**

with radiator, staircase to first floor, and understair storage area.

**SITTING ROOM**

a well-proportioned reception room featuring a wood burning stove set on a slate hearth, wood style flooring, two radiators, sealed unit double glazed window to front aspect and opening through to:

**CONSERVATORY**

a light and airy addition with high semi-vaulted double glazed roof, triple aspect sealed unit double glazed windows, wood style flooring and a pair of double glazed French doors leading to the gardens.

**KITCHEN/BREAKFAST ROOM**

refitted with an inset single drainer sink unit with mixer taps and cupboards beneath, complemented by an extensive range of base units comprising oak work surfaces with cupboards and drawers below, together with a range of wall mounted storage cupboards. Fitted with a range-style cooker incorporating five ring ceramic hob with extractor hood above and double oven and grill beneath, ceramic tiled splashbacks, integrated dishwasher, integrated wine fridge, fitted wine rack and pull-out bin, space for upright fridge/freezer, radiator and ceramic tiled flooring. Sealed unit double glazed windows to rear aspect and full height sealed unit double glazed doors leading to the gardens.

**UTILITY ROOM**

fitted with base units comprising oak work surfaces with cupboards and drawers below, additional oak worktop with space and plumbing for appliances, range of wall mounted storage cupboards, ceramic tiled flooring, sealed unit double glazed window to side aspect and sealed unit double glazed door leading to the garden. Built-in cupboard housing oil-fired boiler.

**CLOAKROOM**

with low level WC, vanity style unit with wash hand basin and cupboards below, sealed unit double glazed window to rear aspect.

**STUDY/OFFICE**

with fitted oak desk, radiator, wood style flooring and sealed unit double glazed window to front aspect.

**FIRST FLOOR****LANDING**

with radiator, built-in airing cupboard housing hot water cylinder, trap door to loft space and sealed unit double glazed window to front aspect.

**BEDROOM 1**

with radiator, built-in wardrobes and sealed unit double glazed window to rear aspect enjoying far-reaching views over open countryside.

**BEDROOM 2**

with radiator, built-in wardrobes and sealed unit double glazed window to rear aspect enjoying far-reaching views over open countryside.

**BEDROOM 3**

with radiator and sealed unit double glazed window to front aspect.

**BATHROOM**

fitted with a white suite comprising bath with wall mounted shower unit above and glazed shower screen, vanity style unit with wash hand basin and drawers beneath, low level WC, ceramic tiled surrounds, radiator/towel rail, sealed unit double glazed window to front aspect and fitted storage cupboard.

**OUTSIDE**

The property is approached via a pair of five-bar gates which open onto a courtyard-style parking area. Adjacent to this is a substantial timber store/workshop with light and power, providing excellent storage or

workshop space.

Beyond this area there is a further driveway and parking area, together with the stable block and a well-maintained sand and fibre ménage/training area, in addition to a large oil storage tank.

The stable block has light and power throughout and comprises two horse stables, one foaling/corner stable, currently set up as a pony stable and a feed room, a fully lined tack room with sink and hot water, a large hay barn and storage in the eaves due to a large overhang. The stable block leads to fenced paddocks, bordered by mature hedging and trees.

The gardens to the side of the property incorporate vegetable beds and pathways which lead through to the principal rear gardens. These are predominantly laid to lawn and interspersed with a variety of mature shrubs and trees, creating a most attractive and established setting. There is also a further enclosed area with a chicken run and storage shed, and a pond at the end of the property.

The grounds in total extend to approximately 1.93 acres and provide an ideal environment for those seeking a rural lifestyle, particularly with equestrian interests, with hours of off-road hacking accessible from the door step.

**AGENTS NOTE**

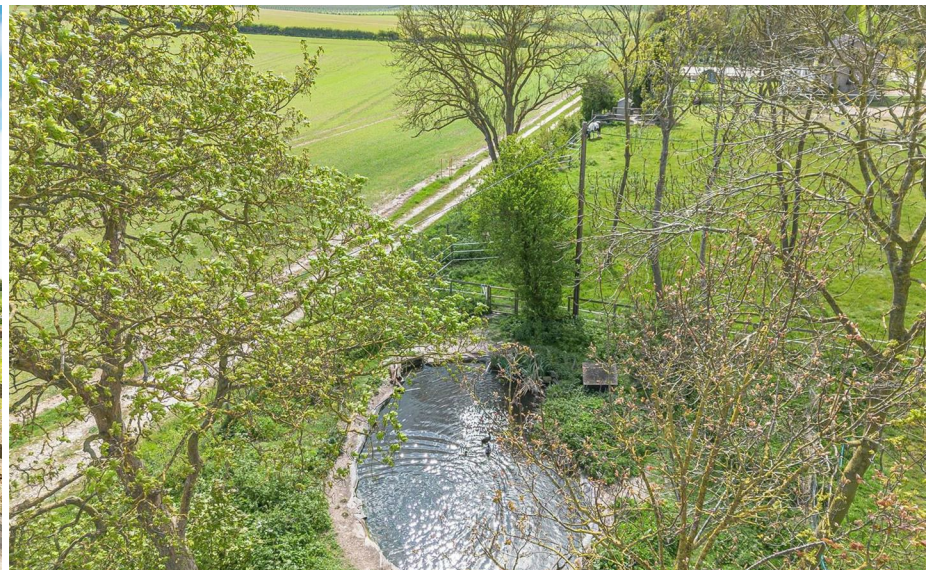
The property is approached via a long concrete farm track which serves Lower Valley Farm, Valley Farm and 2 Valley Farm. There is a shared agreement in place for the ongoing maintenance of this access.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Guide Price £825,000 Tenure - Freehold Council Tax Band - D Local Authority - South Cambridgeshire



**Approximate Gross Internal Area 1295 sq ft - 120 sq m  
(Excluding Outbuilding)**

Ground Floor Area 816 sq ft – 76 sq m

First Floor Area 479 sq ft – 44 sq m

Outbuilding Area 1110 sq ft – 103 sq m



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.



[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.

