



**nest**  
ESTATES

**Home Farm House**  
Thornhaugh, PE8 6NL  
Guide Price £1,250,000

# SUMMARY

- Grade II listed Georgian residence
- Four Versatile Reception Rooms
- Four Bedrooms, including main suite with Opulent Bathroom
- Separate Detached Annexe/Accommodation
- Approx. 3.3 acres of mature gardens and grounds
- A range of stone outbuildings with further potential
- Peaceful setting within a small rural hamlet
- Charming original features throughout
- Private sweeping driveway approaching the house





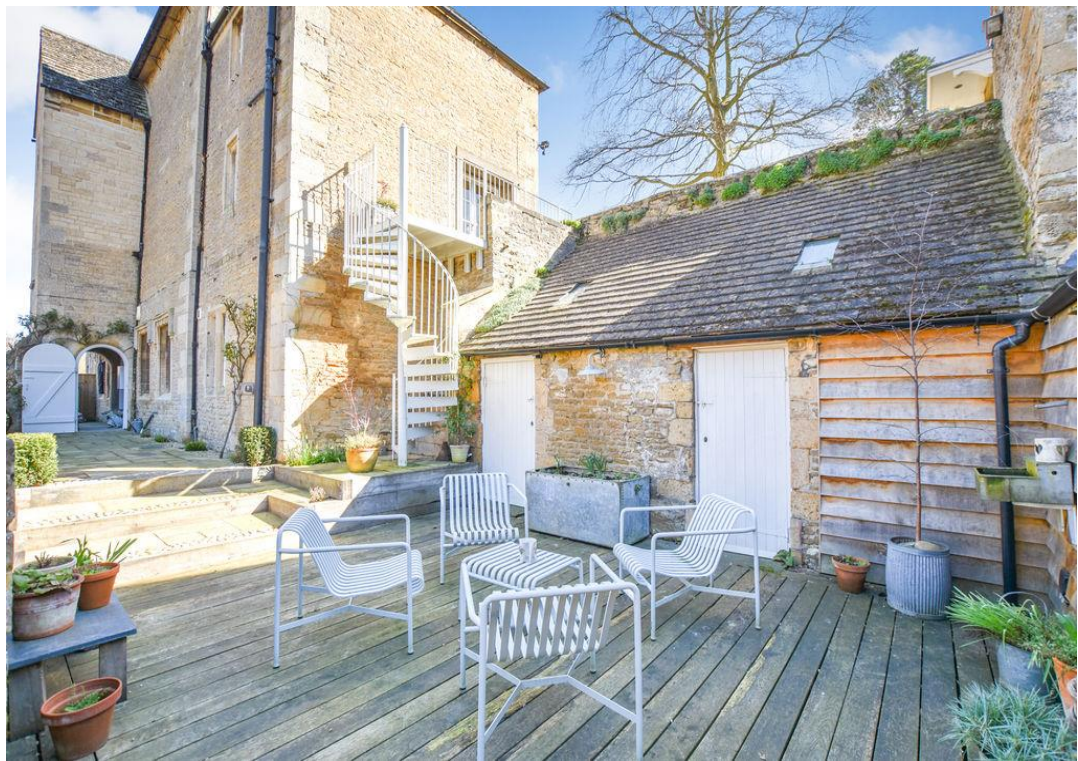
Home Farm House is a truly enchanting Grade II listed Georgian residence, beautifully positioned within approximately 3.3 acres of undulating grounds situated in the picturesque hamlet on the edge of Thornhaugh. Set well back from the road and approached via a long, sweeping private driveway, the property enjoys privacy in rural setting while remaining conveniently close to Wansford and surrounding villages with good road links. Forming part of the historic former Duke of Bedford Estate, the house carries a rich sense of heritage and timeless charm. Constructed of traditional stone and adorned with a distinctive Collyweston slate roof, the home showcases an abundance of character and original features, all of which have been meticulously maintained by the current owners, who have cherished the property for nearly 25 years. Although semi-detached, Home Farm House although connected by one wall to Bedford Lodge offers a wonderfully private, stand-alone feel, enhanced by its generous grounds and thoughtful positioning. Internally, the accommodation is both elegant and versatile, featuring four well-proportioned reception rooms and four spacious double bedrooms. The principal suite benefits from a large ensuite bathroom along with ample storage and wardrobe space, while a further family bathroom serves the remaining bedrooms. Additional practical spaces include utility areas and a useful basement, adding to the home's functionality. Externally, the grounds are a particular highlight, combining formal landscaped gardens enclosed by attractive old stone walls with areas of meadow grassland, creating a perfect balance of structure and natural beauty. A range of outbuildings provides exciting potential for further use or development (subject to the necessary consents), alongside a separate annex offering excellent flexibility for guest accommodation, multi-generational living, or home working. This is a rare opportunity to acquire a distinguished country home of significant character, history, and charm, set within idyllic surroundings.



- Grade II listed Georgian home
- Part of the historic former Duke of Bedford Estate
- Approx. 3.3 acres of gardens and meadowland
- Beautiful undulating park land with formal landscaped gardens
- Traditional stone construction with Collyweston slate roof
- Long, sweeping private driveway
- Peaceful setting within a small rural hamlet
- Semi-detached yet offering a private, stand-alone feel
- Four elegant reception rooms
- Four generous double bedrooms
- Spacious principal suite with large ensuite and storage
- Additional family bathroom
- Basement and multiple utility spaces
- Charming original features throughout
- Separate annex for flexible living or guest accommodation
- Range of outbuildings with further potential (STPP)
- Mature gardens with historic stone walls and impressive box & yew topiary hedging
- Lovingly maintained by the current owners for ~25 years

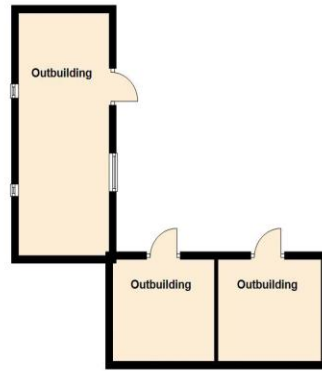


**An early viewing is essential to appreciate the space, standard and enviable location on offer. Contact our office to register your interest.**

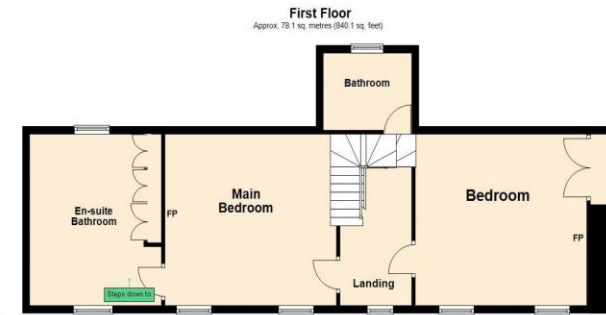
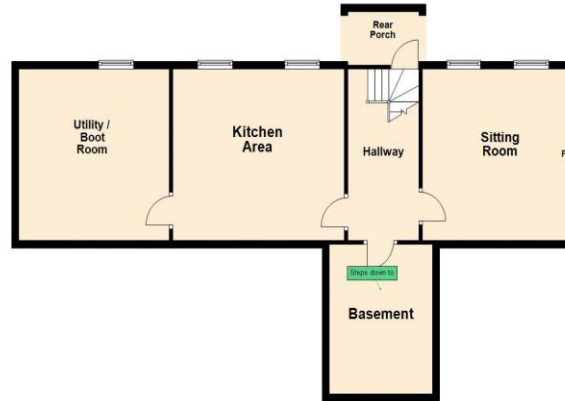




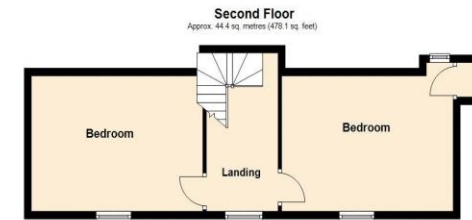
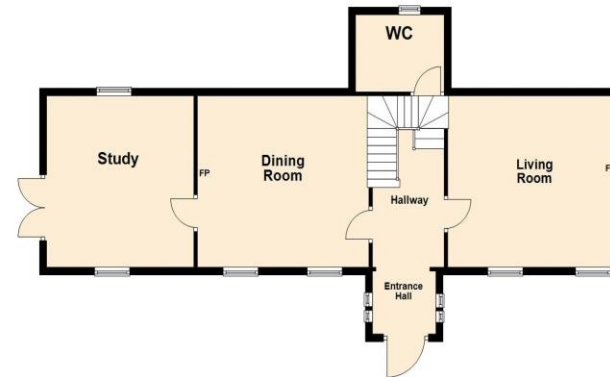
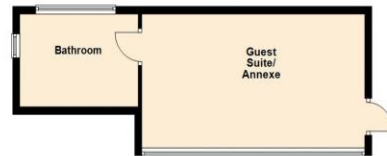
- Tenure: Freehold
- EPC Rating: N/A
- Council Tax Band: G
- Local Authority: Peterborough City Council
- Services: Mains water, Oil central heating, Electric. Private Drainage (shared)
- Fibre Broadband (hardwired to house)



**Lower Ground Floor**  
Approx. 118.3 sq. metres (1273.7 sq. feet)



**Ground Floor**  
Approx. 109.2 sq. metres (1175.7 sq. feet)



Total area: approx. 350.0 sq. metres (3767.6 sq. feet)

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People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.