



Holly Cottage, Hadstock
CB21 4PE



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Holly Cottage

Hadstock | Cambridge | CB21 4PE

Guide Price £1,150,000

- Central sitting room, dedicated snug, flexible family room/fourth bedroom, utility room, and guest wet room
- Beautifully landscaped rear grounds overlooking expansive countryside on an established plot approaching 3.11 acre
- Generous open-plan kitchen and dining area complete with double French doors
- Sweeping tarmac driveway, ample parking, and graveled turning area
- Private upper level, dedicated entirely to a principal bedroom suite and family bathroom
- Paddocks, workshop, large stable block with four stables and two tack rooms

The Property

Holly Cottage is an exceptional country home featuring a spacious, flexible ground floor and a private principal bedroom suite, all set within beautifully landscaped gardens complete with extensive professional equestrian facilities, including four stables, a sand manege, and rolling countryside views.

The Setting

Nestled quietly along Bilberry End in the idyllic, historic village of Hadstock, Holly Cottage offers a charming rural retreat that beautifully balances peaceful countryside living with excellent connectivity. The village itself provides a close-knit community setting featuring a vibrant village hall, a local recreation ground with sports facilities, and scenic walking trails. For wider amenities, the bustling market town of Saffron Walden is located just over 5 miles to the south, offering a comprehensive selection of supermarkets, boutique shops, and traditional pubs. Commuting and traveling are remarkably straightforward; a drive into central Cambridge takes approximately 20 to 25 minutes, while a regular bus service runs from Hadstock's High Street directly to the Cambridge Addenbrooke's Hospital bus station in just about 20 minutes, making the property perfectly situated for healthcare professionals or city commuters who crave a quiet village lifestyle.

The Accommodation

The ground floor of Holly Cottage opens into a welcoming entrance hall that immediately introduces the property's character, seamlessly connecting an array of exceptionally versatile living spaces. At the heart of the home is a magnificent, bright, and expansive open-plan kitchen and dining room, meticulously designed with sleek shaker-style cabinetry, premium integrated appliances, and a classic Belfast sink set against a striking feature red-brick wall with an exposed timber lintel. This superb





culinary space benefits from dual roof lanterns and wide folding windows that flood the room with natural light and frame breathtaking panoramic views over the rolling countryside beyond. Flowing naturally from the dining area is a charming snug featuring a cosy log-burning stove set within a rustic brick fireplace, offering a perfect retreat for relaxed evenings. Double doors lead through to a generous, dual-aspect sitting room, which centres around an elegant open brick fireplace, creating a warm, sophisticated ambience ideal for formal entertaining.

Demonstrating an incredibly adaptable layout, the ground floor also hosts a separate spacious family room that can seamlessly serve as a fourth bedroom, alongside a dedicated front-facing bedroom three. An inner hallway provides access to Bedroom Two, an impressive double bedroom suite complete with its own private, modern wet room. Practicality is further elevated by a well-appointed utility room with a WC and laundry facilities conveniently situated just off the main entrance hall.

An elegant staircase rises from the entrance hall to a bright, well-proportioned first-floor landing, which features a useful built-in storage cupboard and dedicated eaves access, this level is dedicated to a principal bedroom suite of exceptional scale, offering a peaceful, private sanctuary tucked away from the main ground-floor living areas.



The principal bedroom itself, is a generous double room nestled beneath charming sloping eaves with inset spotlights, boasting a large dormer window that fills the space with natural light and looks out over the surrounding greenery. Serving this room is a spacious family bathroom, which balances character and modern convenience with its integrated wood-finish vanity unit, WC, large washbasin, and a panelled bath with an overhead shower attachment set under the slope of the roof, all complemented by far-reaching rural vistas from the rear window.

While the property offers extensive additional sleeping quarters on the ground floor this self-contained first-floor configuration delivers an ideal private retreat for the heads of the house. This home elegantly adapts to multi-generational living or guest accommodation without compromising on privacy.

Outside

Approached via a sweeping tarmac driveway that offers ample parking, the front of the property is framed by mature privacy hedging and an integrated garage building.

To the rear, the beautifully landscaped gardens unfold into a private, multi-zoned haven that seamlessly blends into the surrounding countryside. A manicured lawn directly borders the house, where vibrant flower beds, a brick-edged pond, and steps lead down from the timber-clad rear elevation. This upper lawn features a charming rustic bench and a timber summerhouse nestled beneath the shade of mature trees, while a post-and-rail fence provides uninterrupted views over expansive equestrian paddocks where horses graze. Transitioning further into the grounds, a paved sun terrace accommodates comfortable outdoor sofas next to a raised timber deck hosting an above-ground swimming pool, both looking across the breathtaking rolling hills.

Ideal for equine enthusiasts, the extensive grounds feature dedicated equestrian facilities including a large sand manege perfect for a resident pony, a standalone tack room, a workshop, and a substantial detached stable block incorporating four separate stables and an additional integrated tack room. This professional setup sits alongside a detached, elevated summer pod with a covered veranda that provides a sheltered outdoor dining area, complete with sweeping vistas of the entire landscape.

Services

Mains electric, water and drainage are connected. Gas fired central heating. Superfast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – Brick with tiled roof

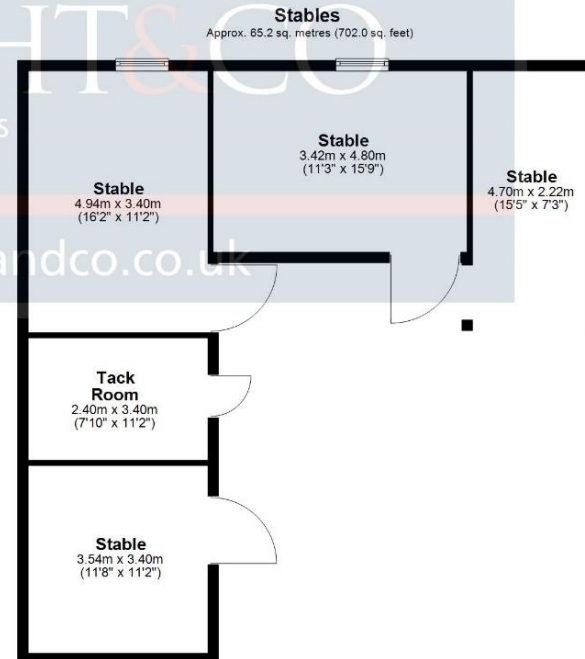
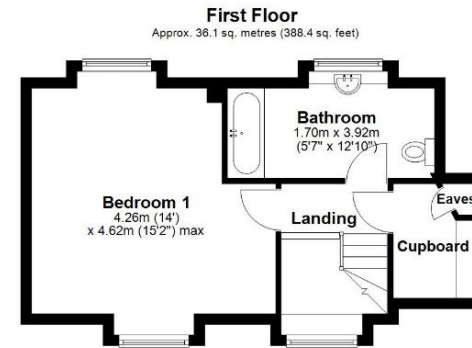
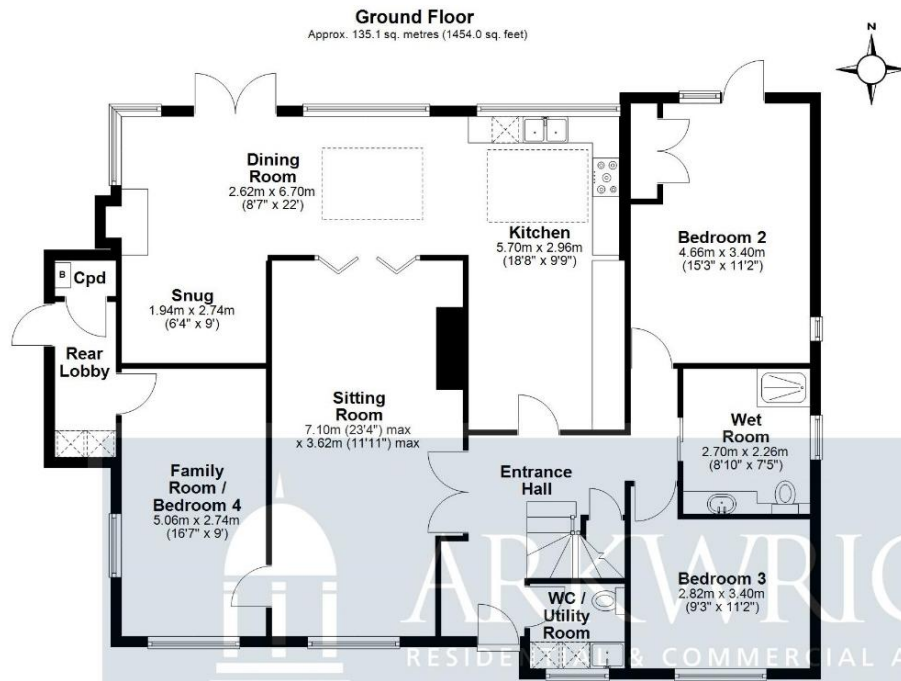
Local Authority – Brick & Tile

Council Tax– E

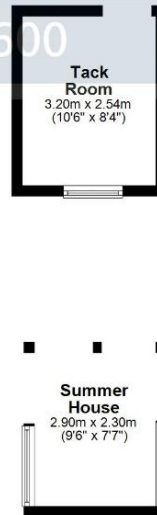
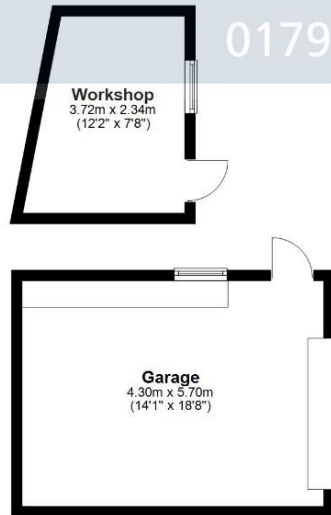








Outbuildings
Approx. 49.4 sq. metres (531.3 sq. feet)



Total area: approx. 285.7 sq. metres (3075.8 sq. feet)

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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