



Ickleton Road, Elmdon, CB11 4LU

**CHEFFINS**

## Ickleton Road

Elmdon,  
CB11 4LU

- Stunning Georgian farmhouse
- Accommodation of approx. 3,800 sqft
- Useful barns/outbuildings
- 4.8 acres of formal and vegetable gardens, orchards and paddocks
- Highly sought-after village location

An atmospheric Georgian farmhouse, set in one of the region's most picturesque locations. Dating from around 1800, Lodge Farm is a wisteria and rose clad Georgian farmhouse which has been thoughtfully reimagined by the current owners over the past 55 years. Today, it offers a light-filled, characterful country home of elegant proportions, framed by exquisite gardens and rolling countryside.

6 4 4



**Guide Price £1,850,000**



## LOCATION

Set in what is affectionately known as the 'Cambridgeshire Alps,' Lodge Farm sits just outside the idyllic village of Elmdon. While being an unspoilt triangle of an unusually hilly part of the region on the cusp of the Cambridgeshire, Essex and Hertfordshire borders, this quiet location is also highly accessible for commuters to London or Cambridge, situated six miles from Saffron Walden and five miles from Audley End train station which has regular services to London Liverpool Street. It is also only 15 miles from Stansted airport and ten miles from Royston train station which has services to Kings Cross as well as a direct link to Gatwick airport. For commuters to Cambridge, the city centre is just over 13 miles away.

Nestled deep in rolling countryside, Lodge Farm's brick-built exterior sets the tone for the grandeur of the rest of the house. Hidden behind ancient scotch pines and a neat hedge, the house is set on a quiet lane, with the sweeping gravel driveway lined with typical English country garden perennials, including colourful hollyhocks and verberna which set off the yellowy tones of the house itself. Originally a farmhouse made up of a series of smaller rooms, it has been cleverly extended and reconfigured, creating a spacious house which is adventurous in terms of scale and style. Every room has its own distinct identity at Lodge Farm, having been joyfully created and decorated, while remaining true to the building's historic character.

An attractive porch and sage green front door lead to a dramatic entrance hall. Painted in a rich terracotta, this 290 square foot room sees a turned wooden staircase, a fireplace and oak flooring and defines the atmosphere for the rest of the house. While each spacious room is individual, there is a pleasing flow to the house which cleverly combines informal family areas with more formal entertaining spaces. One of the most impressive is the drawing room which has large, original Georgian sash windows and a beautiful fireplace, as well as coved ceilings which imbues all of the character of a smart, traditional English country home. Also leading from the hall is the garden room. The epicentre of the house, this light-filled room sees stone flooring, an octagonal domed roof light and French doors to the formal gardens. From here, is a comfortable snug with an inbuilt wood burner – perfect for cosy nights at home. On the other side of the garden room is the kitchen and dining area. Complete with an Everhot stove, the kitchen has farmhouse style cupboards, tiled flooring and is painted in a cheerful sky blue, as well as having a large walk-in pantry cupboard and a useful separate utility room. Beyond the working kitchen is the dining area, which has space for a large table and views of the gardens, and in turn leads back to the garden room.

Upstairs, the character of the house continues. Accessed via the hall and the turned staircase is a smart landing, from which are six bedrooms. To one side are two double bedrooms and a family bathroom, while to the other side of the landing are a further two double bedrooms, with a Jack and Gill bathroom also a single bedroom currently used as a study. The spacious main bedroom which adjoins, has a large ensuite bathroom and original, floor to ceiling sash windows. All of the bedrooms have been painted in neutral shades and have views over rolling countryside.

Another room of note is the study. Painted in a terracotta limewash and housed within a stunning oak-framed barn, this cavernous space has vaulted ceilings and underfloor heating, provided by a ground source heat pump which also heats the garden room. The restored 19th century barn adjoins the house and is linked via a rear hall and provides brilliantly useful space including a wood store and garaging, while also having solar panels on the roof. It sees many of its original timbers and leads directly onto the formal gardens which wrap around the house. In addition, there is another brick-built large-scale barn which was a grain store during the property's former existence as a working farmyard. Currently used as a machinery store and also serving as a party barn, the cathedral-like building is some 58 feet long and has double height vaulted ceilings, it also has the potential to form an annexe, subject to planning permission.

The gardens and grounds are as much of a draw to Lodge Farm as the house itself. Stretching to 4.8 acres, they combine a mix of formal gardens, courtyard spaces, paddocks and a productive fruit and vegetable garden, peppered with ancient trees and surrounded by mature hedges. First, accessed from the garden room, is a central circular lawn, bordered by the outbuildings and an original wall. This part of the gardens formed the original farmyard, which, when the house was bought by the current owners, included stables, barns and pigsties. Now it is a sheltered, sunny spot, complete with flower beds stocked with

perennials and shrubs and a paved terrace.

Beyond the initial courtyard garden are further borders, including a cutting garden, lined by yew hedging and laid out as a parterre which provides a tapestry of colour throughout the year. Stocked with roses, this pretty area leads to the working parts of the grounds. Characteristically English in style, there is an orchard, complete with heritage apple and plum trees, including Wyken Pippins and Adams Pearmain. There is also a productive vegetable garden, currently producing potatoes, brussels sprouts, runner beans, salad and leeks. There are a series of fruit cages and also a Victorian-style greenhouse, complete with a mature and productive apricot tree inside. Beyond the kitchen gardens is a croquet lawn. Part walled, this beautiful area has a five-bar gate leading directly to the fields beyond. In addition, there are four paddocks, all part fenced with post and rail.

Bruce King, Director at Cheffins says: "Lodge Farm is the perfect move for a family looking for a counterpoint to frenetic city life. While London and Cambridge are easily commutable, the property is set in a fabulous, rural location, and provides all the trappings of a traditional English country house, but on a manageable scale. In incredibly good order, the house has been meticulously cared for over the past five decades by the current owners and now offers a turnkey opportunity for someone looking to upsize and live a traditional rural family life."

The current owner comments: "This property has been our life for the past 55 years. It's brought up three generations of our family, and we've had the most wonderful lives here. It is now time for someone else to take over the baton and hopefully enjoy it as much as we have."

## VIEWINGS

By appointment through the Agents.









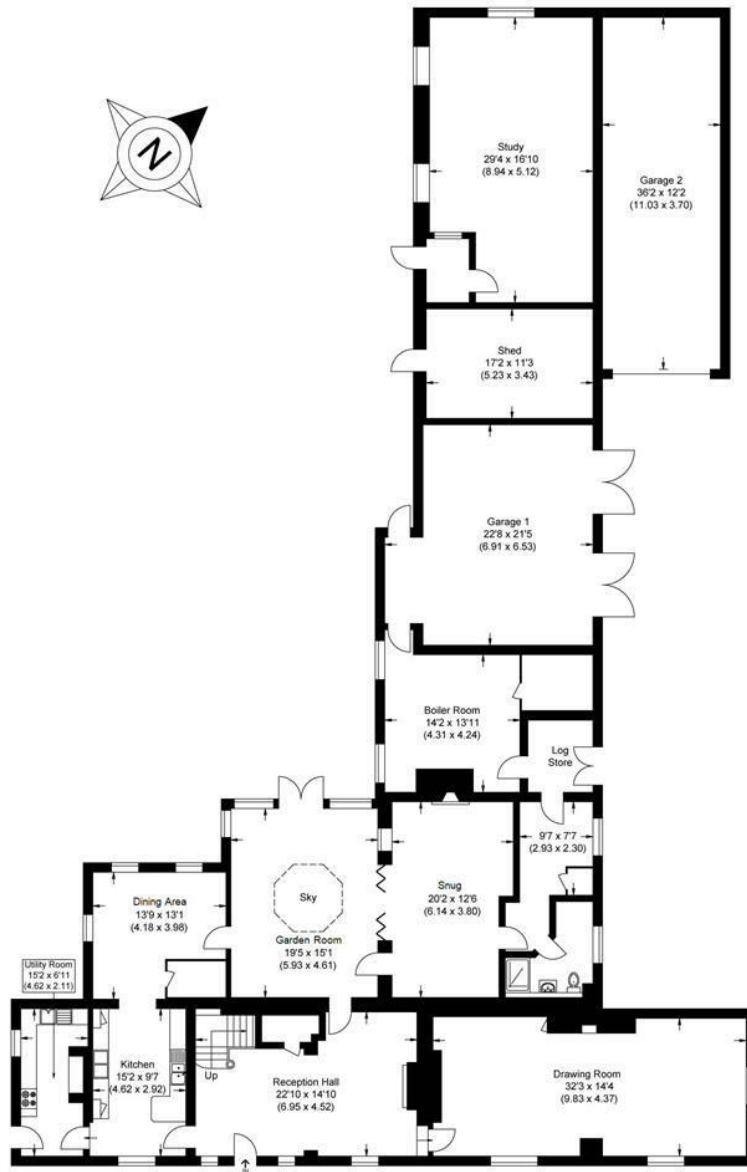


| Energy Efficiency Rating                    |           |                                                                                   |
|---------------------------------------------|-----------|-----------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                         |
| Very energy efficient - lower running costs |           |                                                                                   |
| (92 plus) <b>A</b>                          |           | <b>86</b>                                                                         |
| (81-91) <b>B</b>                            |           |                                                                                   |
| (69-80) <b>C</b>                            |           |                                                                                   |
| (55-68) <b>D</b>                            | <b>66</b> |                                                                                   |
| (39-54) <b>E</b>                            |           |                                                                                   |
| (21-38) <b>F</b>                            |           |                                                                                   |
| (1-20) <b>G</b>                             |           |                                                                                   |
| Not energy efficient - higher running costs |           |                                                                                   |
| England & Wales                             |           | EU Directive<br>2002/91/EC                                                        |
|                                             |           |  |

Guide Price £1,850,000  
 Tenure – Freehold  
 Council Tax Band – G  
 Local Authority – Uttlesford



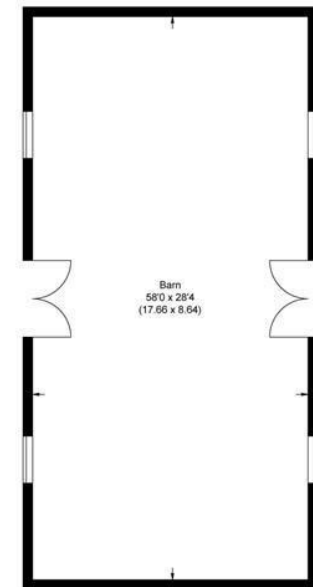




Ground Floor



First Floor



Barn

Approximate Gross Internal Area  
 354.0 sq m / 3810.42 sq ft  
 (Excludes Garages, Sheds & Barn)  
 Garage & Shed Area 181.0 sq m / 1948.27 sq ft  
 Barn Area 153.0 sq m / 1646.88 sq ft  
 Sheds Area 36.0 sq m / 387.50 sq ft  
 Total Area 724.0 sq m / 7793.07 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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.

