






THE OLD STABLES
Meadow Road, Great Gransden



A REMARKABLY UNIQUE VILLAGE PERIOD HOME

A beautifully renovated former stable building offering versatile family accommodation, a self-contained annexe and exceptional character in sought-after Great Gransden.

			EPC
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Local Authority: Huntingdonshire District Council

Council Tax band: D

Tenure: Freehold

Mains electricity, water and drainage. Oil-fired central heating

THE PROPERTY

The Old Stables forms part of the historic grounds of Great Gransden Hall, adjoining the former coach house. Purchased in 2015, the property has since undergone an extensive programme of refurbishment and modernisation, skilfully blending its wealth of period character with contemporary styling. Extending to over 2,500 sq ft across three impressive floors, the versatile accommodation features a striking combination of exposed brickwork, decorative panelling and quality flooring throughout.

The entrance hall provides access to two generous ground floor double bedrooms, one benefiting from an en suite bathroom and the other served by a separate shower room, making the layout ideal for guests, older children or multi-generational living.

At the heart of the home is an impressive living room centred around a feature fireplace with inset wood burner. French doors open out onto a superb 45ft terrace with wrought-iron railings overlooking the rear garden, creating a wonderful entertaining space and an ideal spot to enjoy the sun throughout the day.







ACCOMMODATION

The beautifully appointed Harvey Jones kitchen/breakfast room is accessed directly from the living room and features bespoke cabinetry, a central island, Corian work surfaces and a range of integrated appliances.

The first floor offers two double bedrooms within the characterful roofline, both with en suites, including a principal suite with fitted wardrobes and a luxurious bathroom with separate shower and steam room.

Adding further appeal is the fully self-contained annexe, accessed independently via steps leading to the lower garden. Finished to the same exacting standards as the main house, it comprises an open-plan kitchen/dining/living room with bi-fold doors opening to the garden, a double bedroom and a shower room.





OUTSIDE

To the front, a courtyard-style parking area provides off-road parking for two to three vehicles, whilst the former double garage has been cleverly converted into a gym or yoga studio.

The mature rear garden is extensively laid to lawn and bordered by established shrubs and specimen trees, creating a private and peaceful setting. A substantial raised terrace spans the width of the house, providing an exceptional space for outdoor dining, entertaining and enjoying views across the garden below.





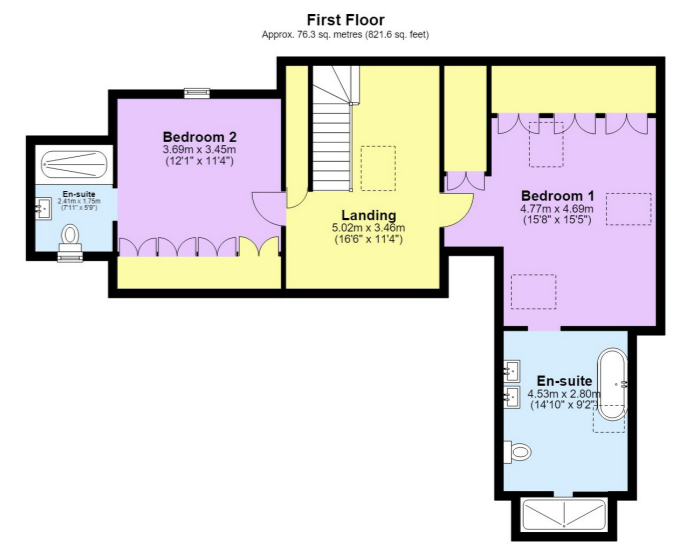
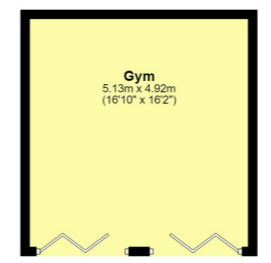
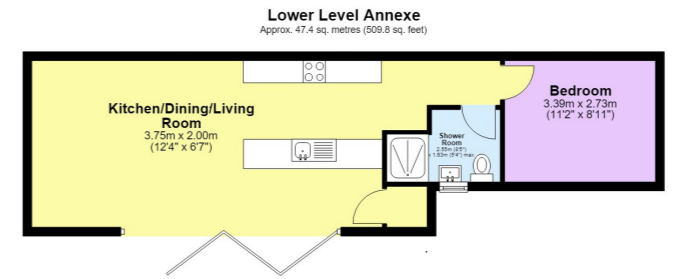
SITUATION

Great Gransden is one of Cambridgeshire's most sought-after villages, offering a village shop, public house, parish church and recreational facilities. Further amenities are available in Cambridge and the nearby market towns of St Neots and Sandy.

The area is well served by respected independent schools, including Kimbolton School, The Perse School, St Faith's School and The Leys School. Barnabas Oley Church of England Primary School is rated Outstanding by Ofsted, while Comberton and Cambourne secondary schools are both within catchment.

St Neots and Sandy provide fast and regular rail connections to London King's Cross, while the nearby A1 offers access to Cambridge, London and the wider motorway network.





(Including Basement / Loft Room)
Approximate Gross Internal Area = 239 sq m / 2569 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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