

Brockley Farm

Cotterell's Lane, Elsworth



An impeccably restored Georgian
Grade II listed farmhouse with
historic charm and contemporary
comforts, set in the heart of this
highly-regarded village.

Cambridge 9 miles (Liverpool St from 68 mins), St Neots 10 miles (Kings Cross from 47 mins),
Stansted Airport 38 miles (distances are approximate).



Summary of accommodation

Main House

Ground Floor: Entrance hall | Kitchen/breakfast room | Living room | Dining room | Snug | Utility room | Pantry | WC

First Floor: Four bedrooms, two with en suites | Family bathroom

Second Floor: Two further bedrooms | Bathroom | Eaves storage

Outside

Barn | Garage | Garden toilet | Store



Situation

(Distances and times are approximate)

Elsworth is an attractive and sought after village located about 9 miles west of Cambridge. The village benefits from a recreation ground, two public houses, a primary school, village shop, hairdressers and cricket pitch.



Everyday shopping facilities can be found in Cambourne, about 3 miles to the south.



A more comprehensive range of amenities in the nearby University City of Cambridge, which has become the centre of the 'high tech' industry, internationally renowned Science Park and Addenbrooke's Hospital/ Biomedical Campus. There is also an excellent choice of independent and state schools on the south and west sides of the city.



The Property

The dedication to restoring this characterful home is instantly evident upon entering the grand hallway. The home features period radiators, elegant limestone floors, open fireplaces, and a wood burner with a feature surround. The property has three unique reception rooms, each with its charm, featuring engineered floors and wall lighting to reflect the Georgian period.

A highlight of this property is the stunning kitchen/ breakfast room, complete with underfloor heating. Fitted with bespoke cabinetry and marble countertops, this space offers a central island for seating, built-in appliances, and an Aga range cooker. Understated low-voltage lighting complements the natural light from an impressive ceiling window. French doors open on to a covered entertainment area. The kitchen also features a built-in shelved pantry, a spacious scullery/utility room with original exposed brick flooring, and a cloakroom. An inner hallway and rear lobby each have staircases to the upper floors, thoughtfully restored with Georgian handrails that enhance the property's period charm.

The first floor features the grand principal bedroom with an exquisite en suite bath/shower room.

This luxurious space includes an open shower cubicle, a freestanding bath, and a high-level WC. There are three further meticulously presented bedrooms, one with a shower en suite and the family bathroom. The second floor offers two additional double bedrooms and a well appointed bathroom within the roof pitch.



Outside

The expansive, fully enclosed, mature rear garden is ideal for growing families and gardening enthusiasts. Double electric gates lead to a hardstanding area and double cart-lodge-style garaging. A single-storey barn is a versatile space, doubling as a gym with light and power connections and ample garden storage. The grounds are beautifully landscaped, featuring lush lawns, flowering bushes, and raised planters for a kitchen garden. A newly installed, solid-wood Victorian-style greenhouse completes the garden's charming appeal.

Property Information

Tenure: Freehold.

Services: Mains electric, water and drainage. Oil fire central heating

Local Authority: South Cambridgeshire District Council

Council Tax Band: G

EPC: D

Agents Note: An attached single-storey pitched conversion at the rear offers exciting potential. This unfinished space has full planning permission and would make an ideal home office or self-contained annexe.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
Total Area: 358.2 sq.m / 3,855.7 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2024. Photographs and videos dated October 2024.

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