

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 'hi-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.



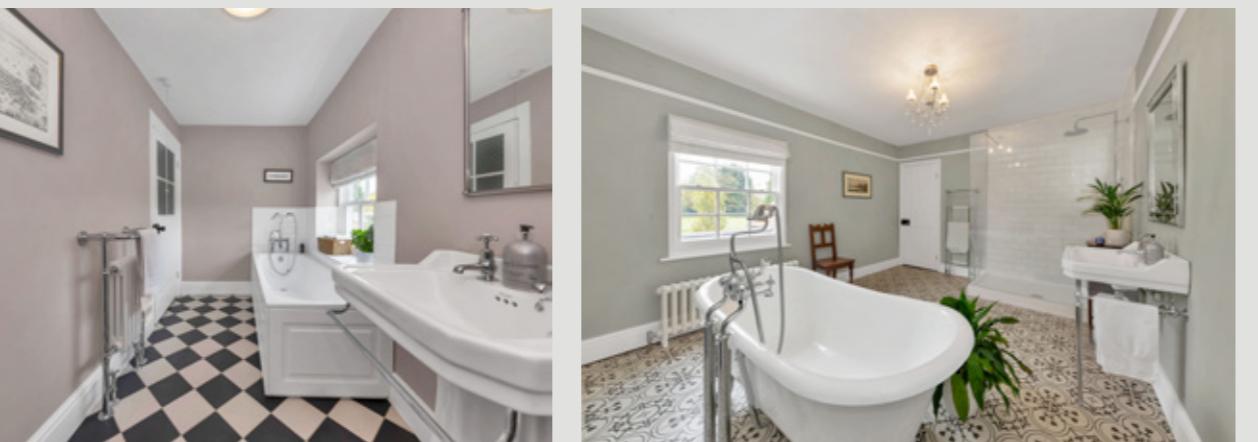
The Property

The dedication to restoring this characterful home is instantly evident upon entering the grand hallway. The home features period details, including 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 eating, built-in appliances, and an Aga range cooker. Understated low-voltage lighting complements the natural light from an impressive ceiling window. French doors open onto a covered entertainment area. The kitchen also features built-in larder pantries, a spacious scullery/utility room with original exposed brick flooring, and a cloakroom. An inner hallway and stairs on each floor access 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 bathroom.

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 with the original tiled floor.



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 garage-style parking. A single-storey barn is a versatile space, doubling as a gym with high 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 electricity, water and drainage. Oil-fired 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 annex.

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

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.



Knight Frank

FORA
20 Station Road
Cambridge
CB1 2JD
knightfrank.co.uk

I would be delighted to tell you more
Michael Houlden
01223 972910
michael.houlden@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

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

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.