

An aerial photograph of Joist Farm in Waterbeach, Cambridge. The farm features a large, dark-colored barn with a green roof, a smaller stone house, and a long, dark outbuilding. The property is surrounded by lush green fields, some of which are being plowed, and a large body of water is visible in the background. The sky is blue with scattered white clouds.




JOIST FARM

Waterbeach, Cambridge CB25



A RARE MULTIGENERATIONAL OPPORTUNITY

Joist Farm comprises a handsome five bedroom detached house set within approximately 13 acres, including an additional four bedroom house, ancillary outbuildings and full planning consent for two further dwellings.

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Local Authority: Cambridgeshire County Council
Council Tax band: G
Tenure: Freehold



JOIST FARM LONG DROVE, WATERBEACH

Situated 3.5 miles northeast of Waterbeach and surrounded by the area's renowned black-soil farmland, this family home has been enjoyed by our clients for 19 years. The entrance hall leads to the ground floor accommodation, which comprises four reception rooms, including a dining room, sitting room, study, and a spacious kitchen/breakfast room with french doors opening onto the garden. Ideal for family living, the kitchen/breakfast room is fitted with wall and base cabinetry and an AGA.

A dog-leg staircase, with an arched window overlooking the gardens, fills the first-floor landing with natural light. The double-aspect sitting room enjoys garden views and features french doors, a bay window, and an open fireplace. A utility/rear lobby provides storage and garden access. On the first floor, there are five generous double bedrooms, a family bathroom, and an en suite to the principal bedroom.





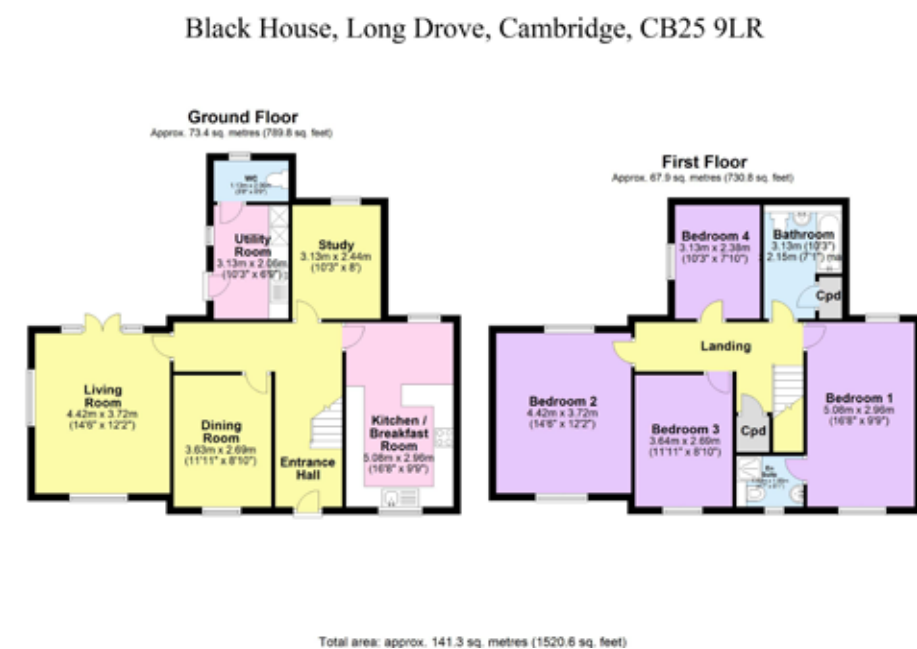
OUTSIDE

A separate gateway from the Drove leads to a substantial hardstanding area beside a large triple garage, equipped with full lighting and power.

The grounds include orchards and woodland walks, extending across the 13 acre plot. The gardens and land offer excellent potential for paddocks, sports areas, or further landscaped grounds, all enjoying open views across surrounding farmland.

Black House, built 12–13 years ago, provides an additional four bedrooms and three reception rooms, ideal for extended family, guests, or rental income.

Complementing the residences are a cart shed, lean-to, and two barns, currently used for storage. Full planning permission has been granted to replace the main Dutch barn with two four-bedroom detached dwellings (23/04347/FUL).





SITUATION

Waterbeach is a thriving village situated six miles north of Cambridge on the edge of The Fens, within the South Cambridgeshire district. Designated a “new town” in 2018, the village retains a traditional charm, with a central green surrounded by a variety of shops and pubs.

Residents benefit from excellent recreational facilities and a primary school, while transport links are strong. The village lies just off the A10, providing easy access to the A14, Cambridge Science Park, and the city centre. Waterbeach also has its own railway station, making it particularly popular with commuters travelling to Cambridge and London.



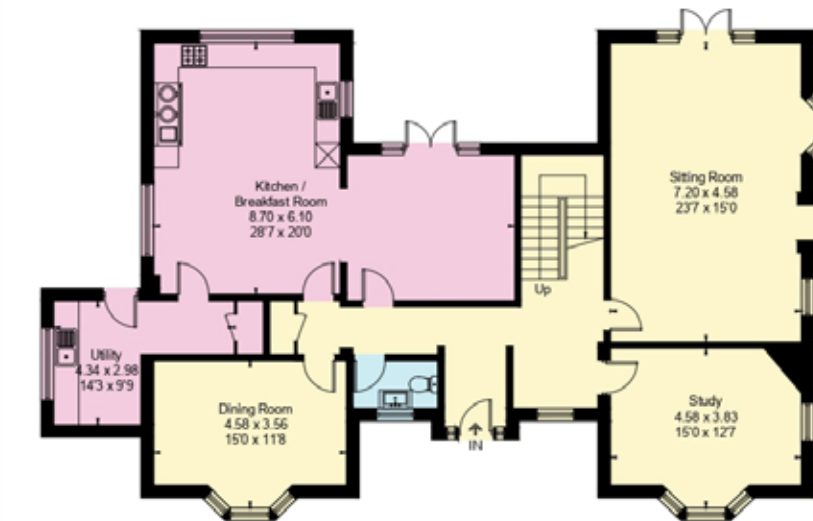
Approximate Floor Area = 274.8 sq m / 2,958 sq ft
Outbuildings = 148.8 sq m / 1,602 sq ft (Including Garage)
Total = 423.6 sq m / 4,560 sq ft



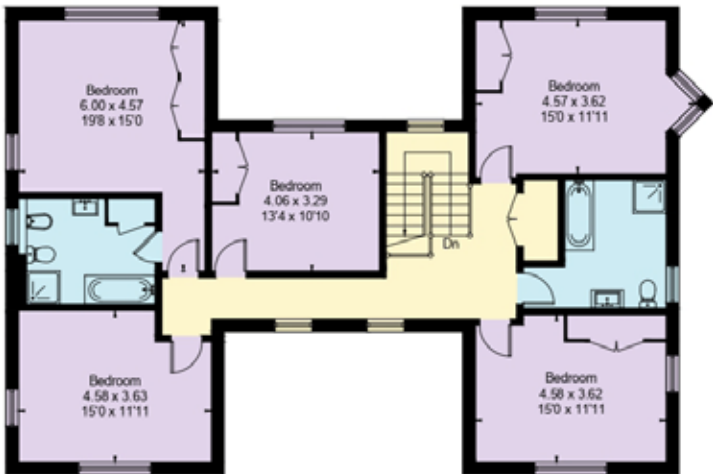
Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)



Outbuilding - First Floor



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #101451

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)



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