



THE MANOR HOUSE | STATION ROAD | GAMLINGAY | SG19 3HA

£1,000,000

COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

FINE & COUNTRY
Homes by Thomas Morris

The Manor House, Station Road, SG19 3HA

This picturesque house which lies set back from the road makes a striking impression. The property dates back to around 1500 and is packed with features such as inglenook fireplaces built with Tudor bricks, beautiful beams and some rooms with vaulted ceilings.

The house is grade II listed and within its grounds is a dovecote – reputed to be one of the oldest in Cambridgeshire.

“It’s the kind of house you’d find on the front of a picture postcard,” say the owners. “We fell for it the instant we saw it. It’s very attractive, has large grounds and is beautifully proportioned. The size of this house has proved ideal for a family. When we moved here we had three children at home and it has worked perfectly on many levels.”

During recent years ‘The Manor House’ has been totally refurbished. The owners were not put off by the amount of work and have created a luxurious modern home within a traditional house. “Our kitchen, which has specially commissioned units, is large and has an AGA in the fireplace. The study has a superb vaulted ceiling and the drawing room, family room and spare bedroom upstairs, all have original fireplaces. The drawing room has to be a favourite of ours. It’s a spectacular large room where we’ve chosen not to have a television.”

Throughout the house the owners have finished the rooms to a high standard while preserving the historical integrity of the property. “We have two staircases,” explains the owner. “There is the main one and a second which



would once have been used by servants employed here.” And there are other parts of the property, which have changed in the way they are used, in the last five hundred years. The brick built shed was once stabling and the dovecote is now used as a games room although the building itself has not been altered.

Most of the rooms at ‘The Manor House’ look over the grounds at the front of the property. The gardens stretch to one and a quarter acres and have been landscaped in the style of a cottage garden. The patio and paths were laid by the current owners, and the garden planted with flowering shrubs and herbaceous perennials. There is also an outdoor swimming pool.

The property is just on the edge of Gamlingay, with fields on one side and the village on the other. The vibrant centre is a short walk where there is a Co-Op, Chinese takeaway, a chemist, doctors’ surgery, schools and a community centre. The village lies midway between Cambridge and Bedford and is well placed for transport links. The A1 is a short drive and the main line train station at Biggleswade has fast services into London Kings Cross.

“We have really enjoyed living in this area as much as we’ve loved the house,” say the owners. “It has been a perfect family home in every way but now with the children leaving home we feel it’s time for another family to get as much out of it as we have.”



- 16TH CENTURY MANOR HOUSE
- GRADE II LISTED
- EXPOSED TIMBERS
- FIVE BEDROOMS
- BESPOKE KITCHEN BREAKFAST ROOM
- FOUR RECEPTION ROOMS
- SWIMMING POOL
- DOVECOTE
- EXTENSIVE GARAGING
- ONE AND QUARTER ACRES
- LANDSCAPED GARDENS

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Oak door with canopy over to:

ENTRANCE HALL

Arched display cabinet. Half glazed door to rear aspect. Stairs to first floor landing. Radiator.

CLOAKROOM

Window to front aspect. Fitted in a white two piece suite comprising; Oak vanity unit with inset wash hand basin and cupboard below and low level W.C. Oak floor. Radiator.

DRAWING ROOM

24'0 x 15'6 (7.32m x 4.72m)

Ornate window to front aspect. Large inglenook fireplace with Bressumer over, dog grate with canopy over and tiled hearth. Original beams to walls and ceiling. French doors to rear aspect. TV point. Wall lights.



DINING ROOM

18'6 x 14'0 (5.64m x 4.27m)

Window to front aspect and sash window to rear aspect. Boxed radiator. Wall lights.

INNER HALL

Stairs to first floor landing and stairs down to:

CELLAR

24'6 x 8'8 (7.47m x 2.64m)

Gas fired boiler serving radiator central heating. Water softener. Work bench. Power and light.



REAR HALL

Oak floor. Stained glass double doors to rear aspect.

FAMILY ROOM

18'0 x 15'3 (5.49m x 4.65m)

Window to front aspect. Inglenook fireplace with Bressumer over and feature gas stove. Original beams to walls and ceiling. Wall lights.

SNUG/STUDY

14'3 x 12'6 (4.34m x 3.81m)

Windows to rear and side aspects. Brick fireplace with wood burning stove. Shelving and wall cabinets. Picture rail. Half vaulted ceiling. Double radiator. Telephone point.

UTILITY ROOM

15'3 x 8'7 (4.65m x 2.62m)

Window to rear aspect. Oak fronted base units with inset stainless steel sink and drainer with mixer tap over. Space for tumble drier and space and plumbing for washing machine. Half glazed door to rear aspect. Brick floor. Inset ceiling lights.

KITCHEN BREAKFAST ROOM

15'1 x 13'9 (4.60m x 4.19m)

Windows to front and side aspects. Fully fitted in an extensive range of Oak fronted base and wall mounted units. Granite work surfaces with inset double bowl ceramic sink with chrome swan neck mixer tap. Integrated dish washer. Dresser. Spice drawers and glass display units. Five door cream AGA (gas) with twin hot plates and electric hob. Fireplace with herringbone design bricks and Bressumer over. Tiled floor. Telephone point. Ceiling fan.

LANDING

Window to front elevation. Three further windows to rear elevation. Two radiators. Rear staircase. Storage cupboard.

BEDROOM ONE

15'1 x 13'0 (4.60m x 3.96m)

Three windows to front elevation. Door to walk in dressing room with three wardrobes. Ceiling fan. Double radiator. Door to:

EN SUITE

Window to side elevation. Fitted in a white three piece suite comprising; corner shower unit, wash hand basin and low level W.C. Wall panelling.

BEDROOM TWO

18'8 x 14'2 (5.69m x 4.32m)

Three windows to front elevation. Feature brick open fireplace. Exposed timbers to walls and ceiling. Built in cupboard. Radiator.



BEDROOM THREE

14'1 x 13'2 (4.29m x 4.01m)

Two windows to front elevation. Built in shelved cupboard.
Radiator. Built in desk. Storage cupboard.

BEDROOM FOUR

15'10 x 8'3 (4.83m x 2.52m)

Window to rear elevation. Exposed timbers. Loft access. Radiator.

BEDROOM FIVE

14'0 x 8'10 (4.27m x 2.69m)

Window to side elevation. Radiator.

BATHROOM

11'9 x 10'4 (3.58m x 3.15m)

Window to front elevation. Split level oak floor with feature vertical exposed timbers. Fitted in a five piece suite comprising; circular shower unit, wash hand basin, high level W.C. and panelled bath with central taps. Extractor fan.

OUTSIDE

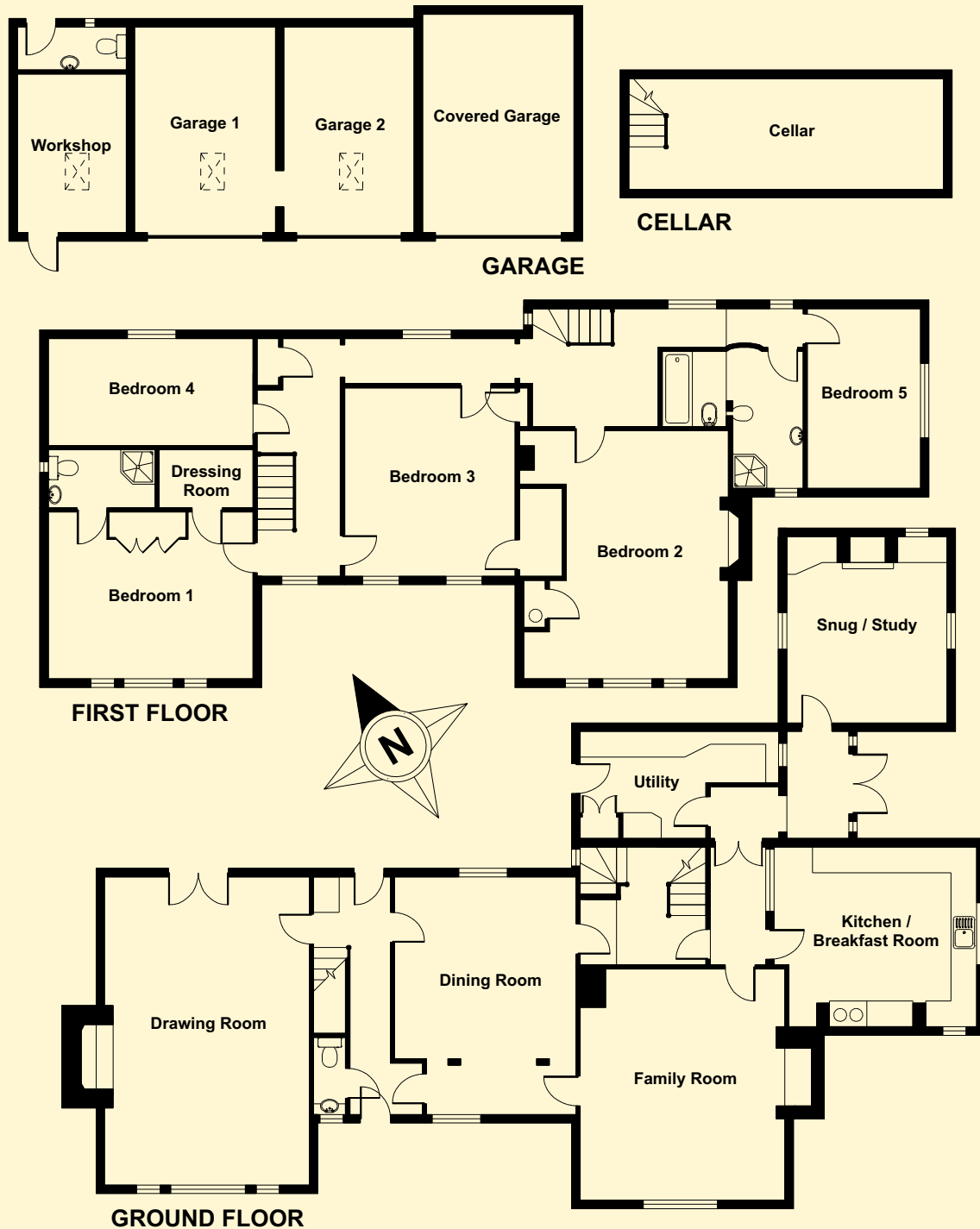
Rear entrance with terracotta tiles and wrought ironwork leading to;

DOUBLE GARAGE

22'0 x 16'7 (6.71m x 5.10m)

Brick floor. Power and light connected. Dividing wall.

APPROX. GROSS INTERNAL FLOOR AREA 4185 SQFT / 389 SQM (Includes Detached Garage)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements wall doors window fittings and appliances their sizes and locations are shown conventionally and are approximately only and cannot be regarded as being a representation either by the seller of his agent.

We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. We wish to draw your attention to the fact that the plans are not to scale nor accurate in detail.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fine and Country has the authority to make or give any representation or warranty in respect of the property.

CAR PORT

17'2 x 11'9 (5.23m x 3.58m)
Vaulted ceiling. Flood light.

STABLE

Stable door. Outside tap. Flood light. External sockets with adjoining:-
W.C.

To the rear with low level W.C. and wash hand basin.

Beautiful landscaped grounds with mature trees and borders offering a high degree of privacy. Pond. Summer house. Extensive brick paved patio with barbeque area and outside light.

SWIMMING POOL

30'0 x 14'0 (9.14m x 4.27m)
Heated lined pool with cover a fixed slide and plant room.

To the front of the property there is a long drive with elevated landscaped lawn areas, planted borders with many mature trees that lead to a secure further parking bay via a remote electric five bar gate.

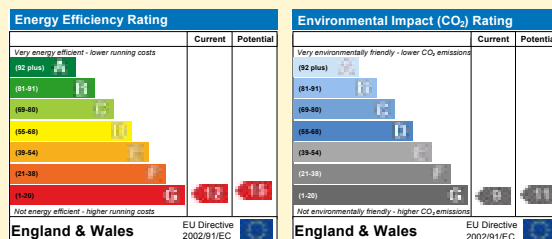
Fully refurbished Dovecote currently used as a games room with oak door and power and light. Feature water pump. Beech hedge screening and raised borders with views over the countryside.

AGENTS NOTES:

Council tax band 'G'
16th Century



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