



Spacious village house with superb leisure facilities

Old Farm, 104 High Street, Melbourn, Royston SG8 6AL

Freehold

savills

Spacious village house on about 0.7 acre plot • Unspoilt countryside views to the rear • Versatile accommodation and separate annexe • Heated swimming pool in delightful Mediterranean style courtyard • Tennis court

Local information

• Melbourn village is well-served by a good range of facilities including a post office, chemist, two convenience stores, a number of pubs/restaurants and Leeches, a renowned butchers/delicatessen. Esse therapy and the Bury Lane farm shop are both nearby. A vibrant local community, Melbourn also provides primary schooling and secondary at Melbourn Village College. The market town of Royston (4 miles) offers a further range of everyday facilities including an M&S food hall and Tesco superstore.

• The high-tech university city of Cambridge (10 miles) provides a wider variety of shopping, cultural and recreational facilities, together with a range of independent day and boarding schools including renowned prep schools such as St John's and King's College Schools, St Faith's and secondary schools including The Perse CoEd, Stephen Perse School and The Leys.

• For the commuter, the A10 leads north east to the M11 (7 miles) on the edge of Cambridge and south west to the A505 (2 miles) which in turn connects with the A1 at Baldock and the M11 at Duxford. There are mainline railway stations in Royston (4 miles) and Meldreth (1 mile) the former having a fast direct service into London King's Cross from 36 minutes whilst Meldreth offers services to Kings Cross (from 54 minutes) and Cambridge (from 17 minutes).

About this property

Old Farm is a delightful Grade II Listed village house cleverly adapted over the years to incorporate various outbuildings resulting in a pleasing mix of period and contemporary accommodation.

At the front, Old Farm provides two interconnected sitting rooms with fireplaces, a wood burning stove and a pleasant study with generous storage leading to a sun room/conservatory that opens onto the south-facing terrace.

The dining room, bespoke kitchen - which also opens onto the terrace, and a bathroom lead through to an impressive part-vaulted drawing room barn conversion. Bi-fold doors open onto the private and secluded south-west facing terrace and pool courtyard providing an ideal space for relaxing or entertaining. A utility room houses the pool equipment and has separate access to the courtyard. On the first floor the barn includes a shower room and two double bedrooms, one with a Minstrel's gallery style balcony overlooking this amazing space.

The vaulted kitchen, was designed in the style of Charles Rennie Mackintosh with triple lit glazed inserts and a mix of high gloss and walnut veneer floor and wall units - the latter having an automatic open/closing facility. There is a quartz worktop incorporating a one and a half bowl sink and breakfast bar; fitted appliances include a





dishwasher, five ring induction hob, extractor, microwave, two chest level ovens and a space for a fridge/freezer.

On the first floor of the old farmhouse, the vaulted master bedroom has a fireplace, wide wooden floorboards and an en suite bathroom with roll-topped bath, tiled shower cubicle and twin round washbasins. The third bedroom or dressing room to the master suite is fitted with open fronted hanging, shelving, drawers and pull-out shoe storage. The second bedroom has fitted wardrobes an exposed brick chimney breast and is adjacent to a shower room.

The property's gravel driveway provides parking for several vehicles and leads to a double garage with storage above attached to which is the annexe which extends to approximately 862 sq ft, and comprises a pleasant open plan living and kitchen/dining area, with fitted fridge/freezer, cooker, hob and sink, a separate utility room with space for a washing machine, a shower room and, on the first floor, a vaulted bedroom with further storage/walk-in wardrobe.

Outside oak decking leads from the barn to the paved terrace and the swimming pool which are enclosed in a secluded Mediterranean style courtyard, beautifully designed by a Chelsea Flower Show gold medallist, with a sheltered pergola framing the end of the courtyard. Beyond the pool courtyard, the garden is laid mainly to lawn with shrub/flower

beds extending to the all-weather tennis court with views across the adjoining countryside. The front garden is laid mainly to lawn and bordered by a shrub/flower bed. The circular south-facing terrace, adjoining the kitchen and sun room/conservatory, is a sheltered spot with a variety of flower and shrub beds. To the rear of the plot is a nature reserve and to the west, parkland belonging to the neighbouring estate, Melbourn Bury.

In all about 0.7 of an acre.

Tenure

Freehold

Local Authority

South Cambridgeshire District Council: Main House Band G; Annexe Band A.

Viewing

Strictly by appointment with Savills









Approximate Floor Area = 279.4 sq m / 3008 sq ft (Including Barn)
Annexe = 80.1 sq m / 862 sq ft
Garage = 29.9 sq m / 322 sq ft
Total = 389.5 sq m / 4192 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 238448

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91028021 Job ID: 135447 User initials: 190809 VP