



Grade II* Listed home in prominent village position.

Broom Lodge, 58 High Street, Hemingford Grey, Huntingdon, Cambridgeshire, PE28 9BN

Guide Price £1,150,000 Freehold





Substantial family home dating back to 1705 • Grade II* Listed • Prominent position within the village • Sits on grounds of approximately 0.7 acres • Outbuildings with potential to convert (STP) • No onward chain

Local information

• Broom Lodge is situated on the picturesque High Street, a no-through road in the popular village of Hemingford Grey which is situated between Huntingdon and the University City of Cambridge.

• There are good facilities in the village including an award winning public house/restaurant "The Cock", a general store/post office, primary school, Church of St James a village hall and a sports/social club The Hemingford Pavilion with facilities for tennis, squash, cricket, bowls and football.

• St Ives (approximately 3 miles) provides comprehensive shopping and recreational facilities. Huntingdon is approximately 5 miles. For the commuter, there are fast train services from Huntingdon train station leading into London's Kings Cross station (approximately 50 minutes). Access to the A14 at Junction 26 is just outside the village which in turn leads to the M11 to the south east and the A1 to the north east. The A14 leads to the M1 & M6. The centre of the high tech University City of Cambridge is 16.8 miles to the south east.

All distances and times are approximate.

About this property

Broom Lodge is understood to date from 1705 and stands proudly on the corner of Bragg's

Lane and the High Street. Listed Grade II* as being of historic and architectural interest, the distinctive gable ends suggest a Dutch influence. The home is set over two-storeys with two parallel rear wings with common wall and a later (thought to be Victorian) red brick wing adjacent. The earlier part of the house has brick elevations, an old plain tile roof with shaped parapet gables and end chimney stacks. A range of original hung sash windows dominate the front aspect.

The ornate front door with bolection moulded panels sets the tone for what lies beyond as it leads you in to the entrance hall which has the kitchen/breakfast room (right) and dining room (left) leading directly off. The sizable kitchen is fitted with wall and floor units, integrated oven, plumbing for a washing machine and pantry storage. The formal dining room is also at the front of the property with a rather impressive open fire place. Offering dual aspect views over the gardens the sitting room is full of natural light with a pair of full length sash windows overlooking the garden, a fireplace provides the room with a focal point and there is access from here into the study/library or potential music room perhaps. Completing the ground floor is a generous split level pantry and an extremely useful cloaks area which incorporates a walk in shower, wash basin and low level WC.



A particular feature of note is the original closed string pine staircase of three flights with turned balusters, square sectional newel posts and moulded handrail, that leads to the first floor accommodation. There are five bedrooms - four of which are generous double bedrooms with built in storage. The double aspect main bedroom also has the benefit of its own en suite bathroom with a walk in shower, panelled bath, sink with vanity unit and low level WC. The fifth bedroom interconnects with one of the bedrooms but is also independently accessed from the landing and in addition there is a family bathroom.

The mature gardens and grounds include a private courtyard/ parking area behind a pillared brick wall. The extensive outbuildings to the right are thought to originally have been the stabling and cart lodge for the house - evidence remains internally of the halter hooks, hay feeders and in part a herringbone patterned brick floor. The right hand end of this block was converted some years ago into an office, the central area has a ladder up to the vaulted upper floor - sharing the same footprint as the former stable block and in addition there is an interconnecting door to the garage (former Coach House). Beyond and accessed from the garden is a very useful garden store/workshop.

This range of buildings offers a fantastic opportunity for renovation and conversion, subject to all the relevant planning permissions and Listed Building consents.

The private rear gardens are laid

to lawn with mature trees - including an impressive Beech Tree, a variety of box and yew hedging features throughout the garden with two ponds one centrally in the lawned area and the other to the front of the outbuildings. There is an additional kitchen garden area to the rear of the garden with a brick "serpentine" wall which provides a super location for growing fruit and vegetables or a separate play area for children.

In all 0.69 acres

Agents Note: The property is in a Conservation area

Tenure

Freehold

Council Tax

Band = G

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills







Approximate Area = 296.8 sq m / 3195 sq ft
Outbuilding = 61.3 sq m / 660 sq ft
(Excluding Open Garage / Shed / Outbuilding Upper Floor)
For identification only. Not to scale.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 310647

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. 22022122 Job ID: 163880 User initials: EB