



Church Farm

| Chatteris, Cambridgeshire

| **Carter Jonas**

**Church Farm
Horseway
Chatteris
Cambridgeshire
PE16 6XG**

**Church Farm plus an
extensive range of
outbuildings and equestrian
facilities situated in a
spacious rural location.**

In addition to there being an excellent 7-bedroom residential element, Church Farm offers extensive potential for expansion of the existing equestrian facilities, including a wide range of outbuildings, former polo pitch and viewing pavilion.

In all extending to approximately 21.11 acres.

For sale by private treaty as a whole.

Carter Jonas



Location
Church Farm is located 2 miles east of Chatteris, which provides a wide range of amenities. Ely is situated 12 miles to the south-west, and Cambridge 24 miles south. Manea train station is 4.5 miles north of Church Farm, providing a rail link to Cambridge with a travel time of 30 minutes. The A10 is accessed 11 miles to the south-west at Witchford, which provides a direct link to the A14.

Church Farm & Annexe

Accessed via a driveway flanked by an avenue of mature trees, Church Farm is a substantial 7-bedroom residential property extending to 4,062 sq ft. First constructed in the mid-1800s, Church Farm has since undergone extensive modernisation whilst sympathetically retaining original features. Key enhancements to the Property include a substantial extension in 1998, and more recently a new kitchen / dining room. Church Farm is laid out in a horseshoe

configuration, with a central courtyard terrace providing an idyllic space for outdoor entertainment.

The ground floor comprises a dining room, kitchen/breakfast room, utility room, entrance hall, snug room, bathroom, double bedroom and an open-plan sitting room / snooker room.

Accessed via 3 separate staircases, the first-floor of Church Farm comprises a spacious family bathroom and 4

bedrooms, including the principal bedroom with an en-suite bathroom.

There are 2 elements to the loft conversions which comprise the second-floor, each with independent access. One of the second-floor areas includes a study and double bedroom. The other second-floor area comprises a double bedroom.

The annexe is the first-floor element of the detached garage building positioned across the driveway from

Church Farm. Extending to 516 sq ft, the annexe provides open-plan living accommodation, kitchenette, shower room and a feature balcony.

Surrounding Church Farm are picturesque formal gardens, laid to grass and interspersed with mature trees. Situated adjacent to the annexe is a large swimming pool.





Land & Outbuildings

Located beneath the annexe is a triple bay garage extending to 982 sq ft and offering extensive car storage space. Positioned in the corner of the garage is the swimming pool pump room.

The range of outbuildings make Church Farm tailor-made for use as either an equestrian facility or smallholding. Extending to 4,040 sq ft, the outbuildings include 5 stables, tack room, feed room, Dutch barn and lean-tos. The Dutch Barn offers potential for either residential or commercial development (Subject To Planning Permission (STPP)).

With Church Farm extending to 21.11 acres in total, there is a substantial area of grassland available for equestrian or livestock purposes. The grassland is bound by post-and-rail fencing and split into 2 principal field enclosures, in addition to a turnout area. Although now grazed, in recent years the eastern field parcel has been used as a private polo pitch. Adjacent to this field is a viewing pavilion, including two raised levels and an integrated bar. Additionally, there is a large outdoor sand school (note: this requires refurbishment).





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Main House:
4062 sq ft (377 sq m)

Garage: 982 sq ft (91 sq m)

Outbuildings:
4040 sq ft (375 sq m)

Annexe:
516 sq ft (48 sq m)

Pavillion:
706 sq ft (66 sq m)

Total:
10,306 sq ft (958 sq m)

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.



Method of Sale

The Property is offered for sale by private treaty as a whole.

Tenure & Possession

The freehold of the site is offered for sale with vacant possession

Services

- Mains water
- Mains electricity
- x3 septic tanks
- Woodchip boiler
- Battery storage heaters

Material Information

For mobile and broadband coverage see: <https://checker.ofcom.org.uk/>

Wayleaves, Easements & Rights of Way

The Property is to be sold subject to, and with the benefit of, all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

Note: Church Farm benefits from a secondary access via a right of way over the track shaded brown on the sale plan.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling Agent nor the Vendor take responsibility.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the Property becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

EPC Rating

Church Farm: E(44)
Annexe: D(62)

Local Authority

Fenland District Council
Fenland Hall
County Road
March
Cambridgeshire
PE15 8NQ
01354 654321

Viewings

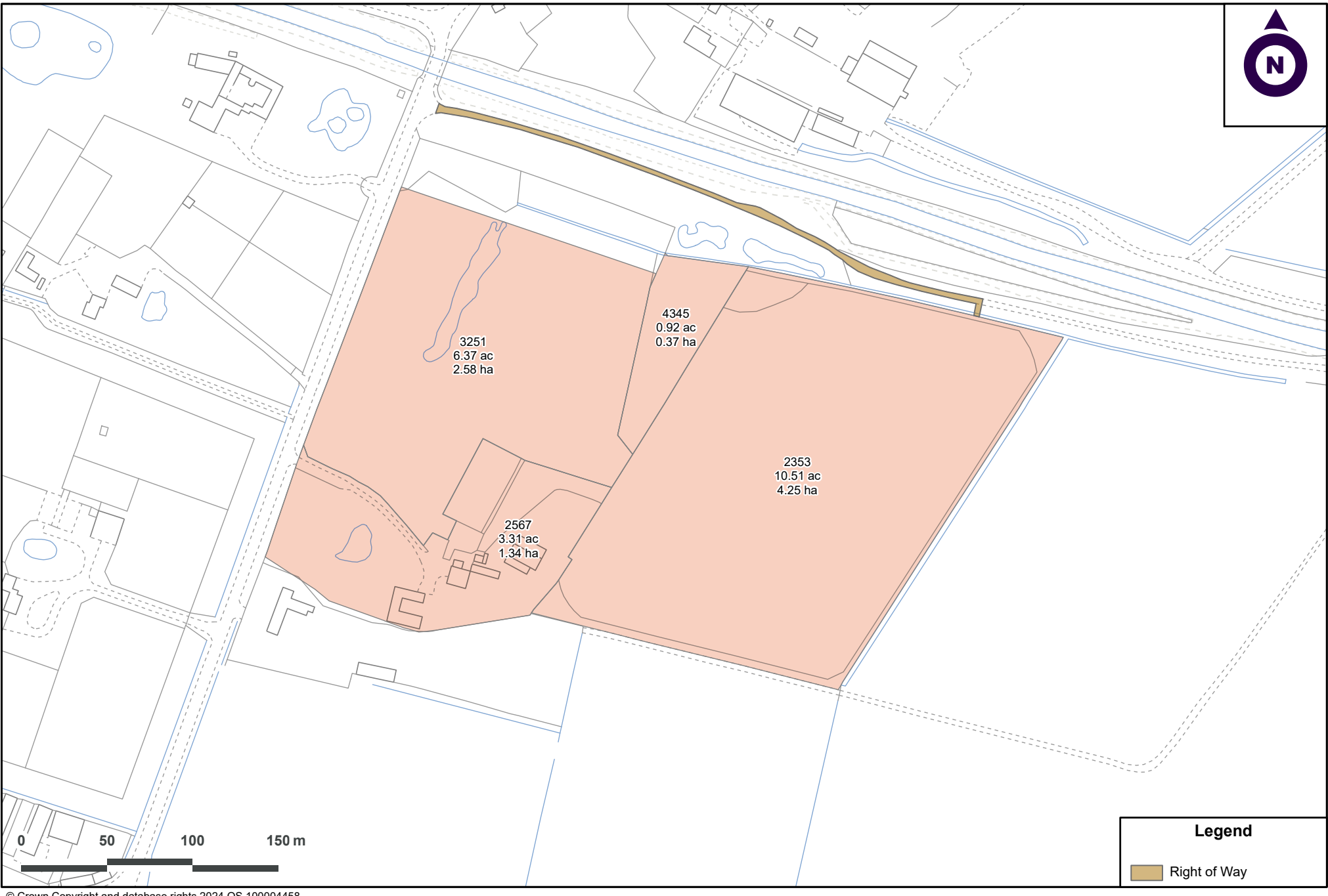
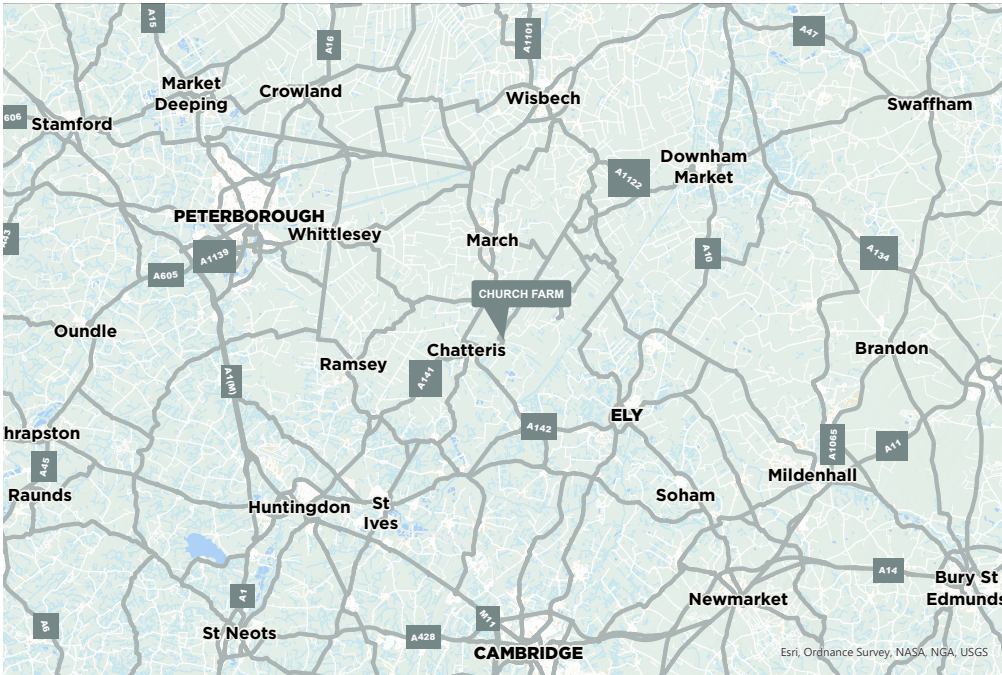
Viewings are to be by appointment only, arranged through the selling Agent.

Directions

Travelling westwards from Chatteris along New Road, continue ahead for 1 mile, before turning left onto the B1098. The primary access to the Property is situated 200 yards on the right-hand side.



/// custodian.skimmers.sponsors





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