



Satchells

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For Sale



Old Bell House, Great North Road, Southoe, St Neots Price £985,000



Established 1922 with offices in: Hitchin, Letchworth, Baldock, Stotfold, Shefford, Biggleswade.
Satchells is the trading name of Satchells Estate Agents Limited Registered in England & Wales 9185978
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Introduction

Old Bell house is located in Southoe and is an impressive local landmark which was originally a Coaching Inn built in 1740.

The large Georgian style, 4 bedroom family home is approximately 2333 square feet, and comes with a 1 bedroom self-contained annex. The property is set within 4 acres of land, fully fenced, and is ideal for equestrian use with the facilities of a manege, stables, paddock and tack room. The property also includes a home office and gym.



Key Features

- Built circa 1740
- Grade 11 Georgian style property
- 4 acres (sts) of land
- Equestrian facilities inc. paddock, stables, tack room and rubber manege
- Self-contained annex
- Family home approx. 2333 square feet
- Home office and gym
- EPC rating D. Council tax band E







This Georgian style family home is approximately 2333 square feet, consisting of 4 bedrooms with an attached 1 bedroom self-contained annex. The property is set within 4 acres (sts) of land which is fully fenced and secure with no overlooking neighbours. It boasts extensive equestrian facilities which includes paddocks, stables, a single garage/store, tack room, covered hay storage and an approximately 60m x 20m sand and rubber manege. A home office and gym are also included.

There is a landscaped garden and patio area for entertaining and enjoying the outdoors.

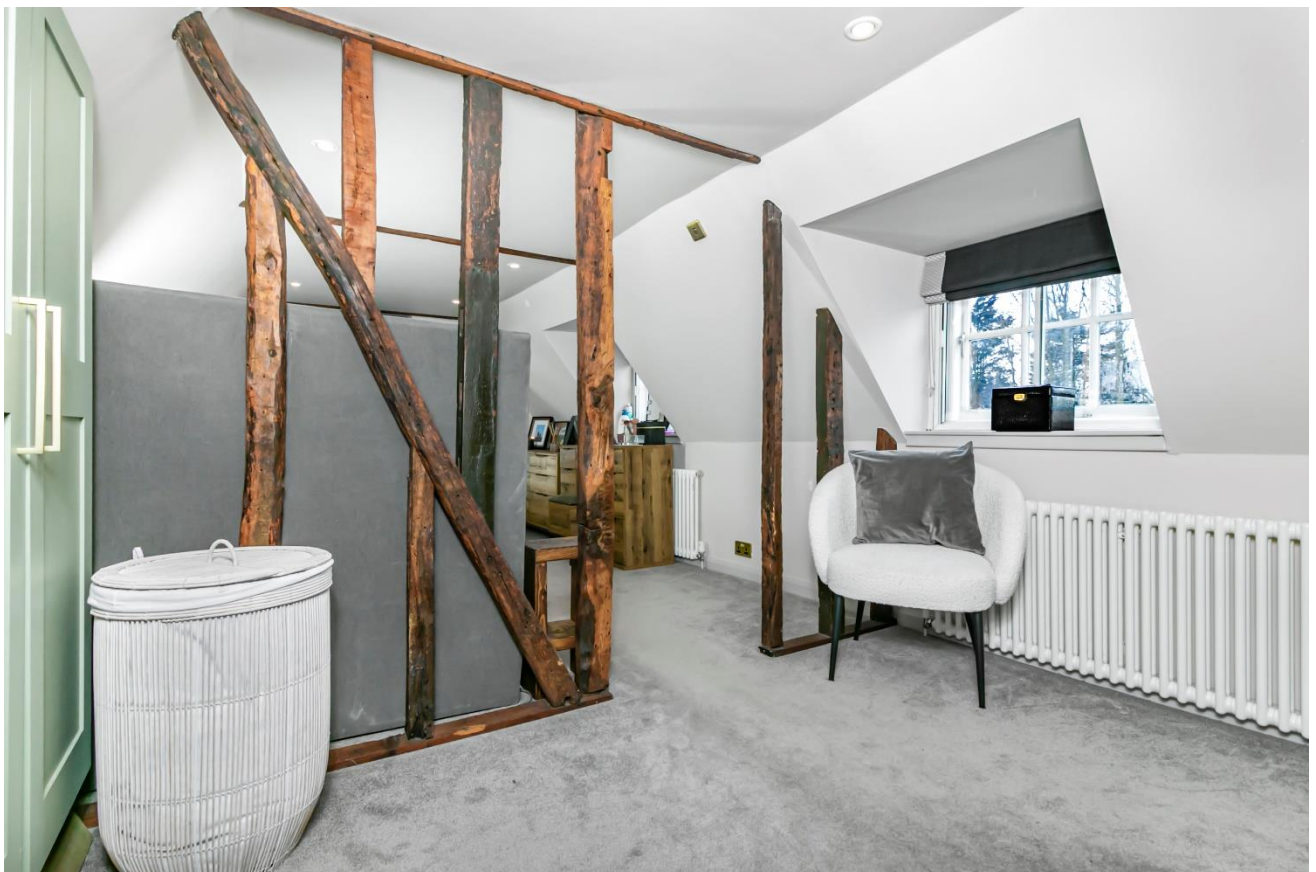
Old Bell House is situated on the outskirts of the pretty little Norman village of Southoe which is mentioned in the Domesday Book. The site is surrounded by countryside and farmland. To the rear of the property, there is immediate access to miles and miles of hacking and trekking and the national cycleway with no roads or traffic. Locally, there are 3 large nature reserves, 1 of which houses Southlake Aqua Park, a water skiing lake and a boating lake. During the site's vast history, there have been extensive updates to turn it from a popular Coaching Inn and restaurant into an impressive family home. Many of the original features have been kept, giving this extensive family home open fireplaces, exposed beams, and traditional décor. Every room is filled with warmth and character. The property is enveloped by a patchwork of farmland and countryside, surrounded by pretty towns and villages and a short drive to St. Neots town and to the train station providing direct commutable access to London, and many major towns and cities across the UK.



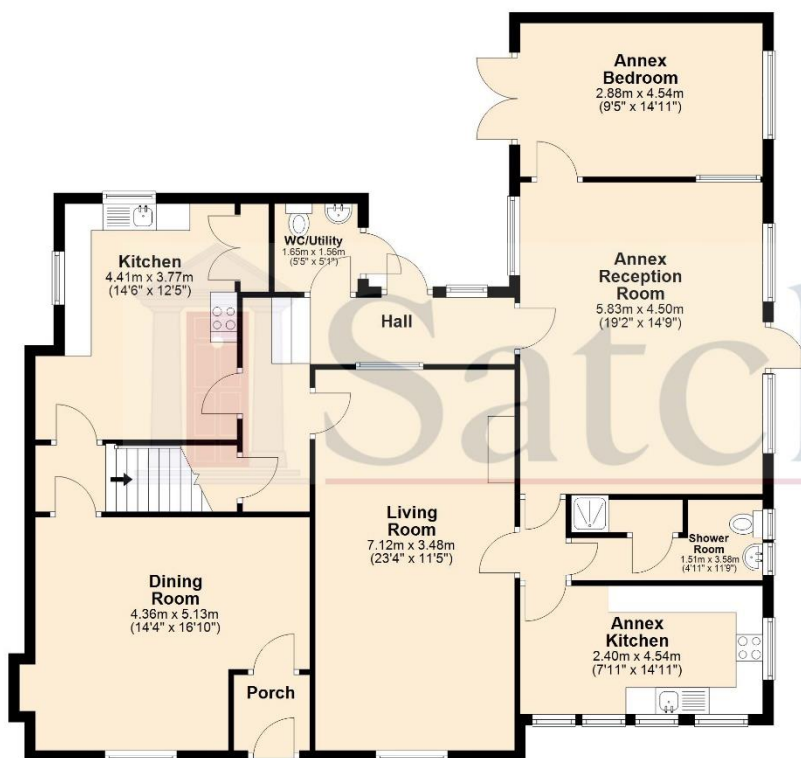
Viewings: By prior appointment through Satchells, telephone 01767 313256



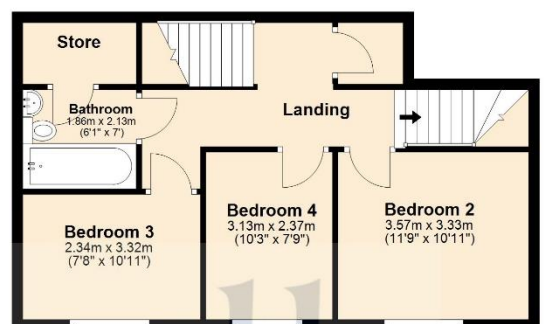




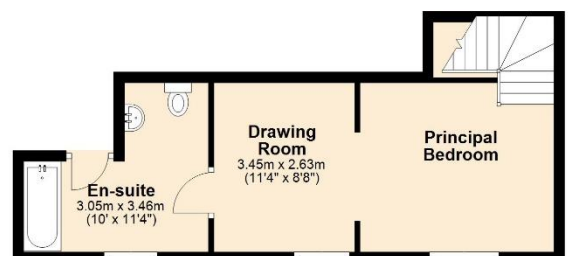
Ground Floor



First Floor



Second Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.

Draft details not yet approved by clients and could be subject to change.

These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate. Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. All parties are advised to satisfy themselves to the position of user class, rates, and VAT before entering into a purchase or lease. Some Photos may have been enhanced with Photoshop and blue sky's added and some non-essential objects removed.