



# 59, Spring Lane

Bassingbourn, Royston,  
Cambridgeshire, SG8 5HT

OIEO £900,000

country  
properties



A unique opportunity to purchase this impressive 4 double bedroom equestrian residence within the ever popular village of Bassingbourn. Boasts huge potential to create additional self contained living annex with double garage, cart lodge barn situated on a 2.3 acre plot. The impressive property comprises; to the ground floor entrance hallway, country cottage style kitchen/diner, utility, formal dining room, large lounge with two sets of patio doors, study/office and downstairs WC, to the first floor are 4 fantastic size double bedrooms, en-suite to master and a family bathroom. Externally, the property boasts solar panels, five fully fenced paddocks, large driveway with parking for at least 9 vehicles, double garage, cart lodge barn, stable block with two stables, hay barn and tack room and the more formal gardens comprise of; orchard, large lawned area ideal for entertaining with a large patio, large vegetable patch for a keen gardener and pond.

- Unique opportunity to purchase this fantastic family residence
- En-suite to master
- Versatile living accommodation
- 3 Reception rooms
- 2.3 Acre Plot
- Two stables, hay barn and tack room
- 4 Excellent size bedrooms
- In need of modernisation - huge potential with size of plot
- Downstairs WC
- Large country/cottage style kitchen/diner
- Double garage, cart lodge barn, driveway for multiple vehicles
- Fischer boiler and Aquafficient (hot water and central heating system)



## Accommodation

### Entrance Hallway

13' 0" x 10' 11" (3.96m x 3.33m)

Obscure double glazed uPVC door with obscure double glazed windows either side leading into the entrance hallway comprising of; parquet flooring, double obscure single glazed doors into the lounge, stairs to the first floor, access into downstairs WC, kitchen/diner, study and formal dining room, under stairs storage, radiator.

### Lounge

23' 9" x 13' 11" (7.24m x 4.24m)

uPVC window to the front and rear aspect, two sets of double glazed uPVC French doors leading out onto the patio and side gardens, two radiators, brick surround fireplace with tiled hearth with a set in wood burner, plenty of double sockets, obscure single glazed double doors into the entrance hallway.

### Downstairs WC

uPVC double glazed obscure window to the front aspect, low level flush WC, wash hand basin, parquet flooring, radiator.

### Study

9' 3" x 8' 11" (2.82m x 2.72m)

uPVC double glazed window to the front aspect, parquet flooring, plenty of double sockets, radiator.

### Formal Dining Room

13' 9" x 10' 11" (4.19m x 3.33m)

Parquet flooring, large uPVC double glazed window to the rear aspect, radiator, plenty of double sockets.

### Kitchen/Diner

22' 8" into kitchen area x 14' 1" (6.91m x 4.29m)

Tiled flooring, single glazed obscure door leading from the entrance hall, two uPVC double glazed windows to the rear aspect, matching Wren wall and base units with a roll edge work top, sink 1/2 with drainer, John Lewis oven with an electric hob and extractor fan above, integrated bins, fridge and space and plumbing for a dishwasher, tiled splash back, plenty of sockets, Rayburn fuelled by oil, access into the utility space.

### Utility Room

7' 11" x 6' 3" (2.41m x 1.91m)

Access from the kitchen/diner, uPVC double glazed stable door into the cart lodge barn, uPVC double glazed window to the side aspect, partially tiled, Wren matching wall and base units, plumbing and space for a washing machine, sink and drainer, double sockets, radiator, water softener and Watchman Sonic oil tank gauge.

### First Floor

### Landing

Horse shoe shape landing space providing access into 4 large double bedrooms and family bathroom, access into the loft, uPVC double glazed window to the front aspect, radiator, single socket, airing cupboard with shelving and German boiler system run off the solar panels.





## Master Bedroom

14' 0" max x 13' 11" into doorway (4.27m x 4.24m)  
Large uPVC double glazed window to the rear aspect, plenty of double sockets, large radiator, built in double wardrobes, access into the en-suite.

## En-suite

Tiled flooring, corner shower with mains shower, heated towel rail, wash hand basin with vanity unit and attached low level flush WC, light with shaver point, uPVC double glazed obscure window to the rear aspect.

## Bedroom Two

13' 11" into doorway x 9' 4" (4.24m x 2.84m)  
uPVC double glazed window to the front aspect, radiator, plenty of double sockets, large built in wardrobe with hanging rails.

## Bedroom Three

11' 9" to wardrobes x 9' 10" (3.58m x 3.00m)  
Large uPVC double glazed window to the rear aspect, plenty of double sockets, large radiator, two double built in wardrobes.

## Bedroom Four

9' 10" x 9' 3" (3.00m x 2.82m)  
Large uPVC double glazed window to the front aspect, radiator, plenty of double sockets, built in cupboard with a hanging rail.

## Family Bathroom

Partially tiled, uPVC double glazed obscure window to the rear aspect, bath with mixer taps, wash hand basin with pedestal, low level flush WC, heated towel rail, light with shaver point.





## External

### Front

Entrance to the property via a five bar gate leading to a large block paved driveway with parking for at least 6 vehicles, access into the cart lodge barn providing access for a further 2 cars and a double garage, overhang to the front of the property with a small picnic bench leading to the front door of the property. To the front of the driveway is access into a gated fully fenced paddock surrounded by hedge creating an ideal space for a horse or pony, a small gate to the side garden which leads to a further gated paddock with an orchard.

### Cart Lodge Barn

32' 6" x 16' 2" (9.91m x 4.93m)

Timber framed cart lodge barn with double gates allowing you to drive 1 or 2 vehicles under the area, double sockets, electrics, water tap point, access round to the rear garden from the front driveway, uPVC double glazed stable door into the utility room, obscure double glazed uPVC door into garage. A brilliant space for storage or to be used as a car port.

### Double Garage

18' 7" x 16' 8" (5.66m x 5.08m)

Power and lighting, up and over double door, access to loft space, obscure uPVC double glazed door leading into the cart lodge barn, double sockets, electrics, pod point for an electric car, Solax Power inverter for the solar panels.

## Side Garden

Mainly laid to lawn and surrounded by beautiful plants and trees, patio area with two sets French doors leading from the lounge, brick built barbeque and a wooden pergola above, a beautiful pond enclosed and surrounded via fence to all sides.

## Rear Garden

Mainly laid to lawn, beautiful large vegetable patch, green house, oil tank, access to the cart lodge barn, pathway to the rear of the garden leading to the stable block.

## Stable Blocks

Accessed via a gate from the rear garden to a small courtyard area with a featured old well, two stables measuring 19'4 x 9'7 with power and lighting which have currently been divided into small stalls for sheep, hay barn measuring 24'9 x 9'9 and a tack room measuring 19'4 x 9'7. The stable blocks then lead on to an apple orchard which is divided into 4 paddocks.





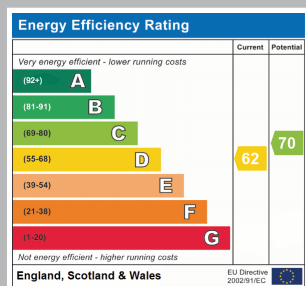




Approximate Gross Internal Area  
 Ground Floor = 98.6 sq m / 1,061 sq ft  
 First Floor = 75.8 sq m / 816 sq ft  
 Outbuildings = 75.9 sq m / 817 sq ft  
 Total = 250.3 sq m / 2,694 sq ft (Excluding Car Port)



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Viewing by appointment only

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