

# BROOKLANDS FARM HOUSE

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CLAY LANE • ABBOTS RIPTON • PE28 2WL





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- Imposing Detached Former Farmhouse
- Five Double Bedrooms
- Around 3000 sq ft/286 sq m
- Excellent Sized Gardens
- Rarely Available Location
- Five Reception Rooms
- Kitchen Breakfast Room
- Horseshoe Driveway With Provision For Numerous Vehicles
- Rural Setting
- No Forward Chain

Brooklands Farm is a substantial detached character property situated in the stunning Cambridgeshire countryside.

This exceptional and rarely available family home offers spacious and flexible accommodation throughout with five reception rooms, Kitchen/breakfast room, utility room and two cloakrooms. The split level landing leads to the five impressive double bedrooms which are served by the family bathroom and an additional shower room. The property is approached via a sweeping in out gravel driveway providing off road parking for numerous vehicles with mature gardens.

The historic and picturesque village of Abbots Ripton is a short drive north of the historic market town of Huntingdon which offers an excellent range of facilities to include schools, retail shops, supermarkets, hospital, race course and mainline station to London Kings Cross as well as being just a few minutes drive to the A1 and A14.

**Peter  
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**Guide Price £900,000**

**Huntingdon branch: 01480 414800**  
www.peterlane.co.uk Web office open all day every day





#### PANEL GLAZED DOOR TO

#### RECEPTION HALL

Stairs to first floor landing, radiator, understairs storage cupboard.

#### LOUNGE

14' 8" x 13' 3" (4.47m x 4.04m)

Double glazed window to front aspect, coving to ceiling, radiator, central open fireplace with attractive surround and hearth.

#### SITING ROOM

14' 8" x 12' 7" (4.47m x 3.84m)

A double aspect room with double glazed window to front aspect and double glazed window to side aspect, coving to ceiling, radiator, recessed shelving, central feature fireplace with timber surround and stone hearth.

#### CENTRAL HALL

Leading To

#### DINING ROOM

15' 2" x 12' 8" (4.62m x 3.86m)

Double glazed window to side aspect, coving to ceiling, radiator, central brick built open fireplace with mantle and tiled hearth.





### STUDY

13' 11" x 7' 6" (4.24m x 2.29m)  
Double glazed window to rear aspect, radiator.

### KITCHEN/BREAKFAST ROOM

13' 5" x 12' 8" (4.09m x 3.86m)  
Double glazed window to side aspect, fitted in a comprehensive range of base and wall mounted units, drawer units, complementing work surfaces and tiling, single drainer sink unit with mixer tap, space for electric cooker, space and plumbing for dishwasher, integrated low level electric oven, radiator, space for fridge freezer.

### UTILITY ROOM

12' 8" x 7' 8" (3.86m x 2.34m)  
Double glazed window to side aspect, fitted in a comprehensive range of base, wall and drawer units, Stainless steel single drainer sink unit with mixer tap, complementing work surfaces, complementing tiling, space for tumble dryer and American style fridge freezer, coving to ceiling, quarry tiled flooring, space and plumbing for washing machine.

### GUEST CLOAKROOM

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, wash hand basin, complementing tiling, radiator.

### REAR HALL

Four double glazed windows to side aspect, UPVC double glazed door to rear, radiator.

### STORE CUPBOARD

13' 2" x 4' 3" (4.01m x 1.30m)  
Housing water tank.

### OFFICE

Window to side, radiator.



Approximate Gross Internal Area = 286.5 sq m / 3084 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1169224)  
Housepix Ltd

### CLOAKROOM

Window to rear aspect, fitted in a two piece suite comprising low level WC, wash hand basin, radiator.

### FIRST FLOOR LANDING

Split level with double glazed window to front aspect, radiator, coving to ceiling.

### BEDROOM 1

15' 11" x 12' 7" (4.85m x 3.84m)

A double aspect room double glazed window to front and double glazed side aspect, coving to ceiling, central feature fireplace, radiator.

### BEDROOM 2

14' 7" x 13' 4" (4.45m x 4.06m)

Double glazed window to front aspect, coving to ceiling, radiator, central feature fireplace.

### BEDROOM 3

15' 0" x 12' 7" (4.57m x 3.84m)

Double glazed window to side aspect, coving to ceiling, central feature fireplace, radiator.

### FAMILY BATHROOM

10' 2" x 8' 4" (3.10m x 2.54m)

Double glazed window to side aspect, fitted in a four piece suite comprising vanity wash hand basin, low level WC, shower cubicle, corner bath, heated towel rail, radiator.

### FIRST FLOOR CLOAKROOM

Window to side aspect, fitted in a two piece suite comprising low level WC, wash hand basin, radiator.

### REAR LANDING

Window to rear aspect, radiator, storage cupboard.

### SHOWER ROOM

Fitted in a two piece suite comprising vanity wash hand basin, shower cubicle with shower over, heated towel rail, tiled flooring.

### BEDROOM 4

13' 11" x 13' 8" (4.24m x 4.17m)

Double glazed window to side, coving to ceiling, radiator, access to loft space.

### BEDROOM 5

13' 8" x 7' 5" (4.17m x 2.26m)

A double aspect room with double glazed windows to side and rear aspects, coving to ceiling, radiator, central feature fireplace.

### OUTSIDE

The property is approached via a horse shoe sweeping gravel driveway providing extensive off road parking. The wrap round gardens are laid to lawn with outside seating areas, mature planting, established trees, outside lighting and a concealed oil tank.

### TENURE

Freehold  
Council Tax Band - F

### BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.





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