



# Conversion of Stables

Pound Green, Guilden Morden, Royston,  
Cambridgeshire, SG8 0JZ

£650,000

COUNTRY PROPERTIES  
PART OF HUNTERS



A rare and exclusive plot, approximately 1.549 of an acre, made up of garden land and paddock, situated in a tucked away location on the outskirts of Guilden Morden, a highly regarded village in South Cambridgeshire, with planning permission for conversion of a former stable yard into a 3 bedroom detached house, circa 2,295 sq ft., set in its own grounds with views over open countryside and paddocks.

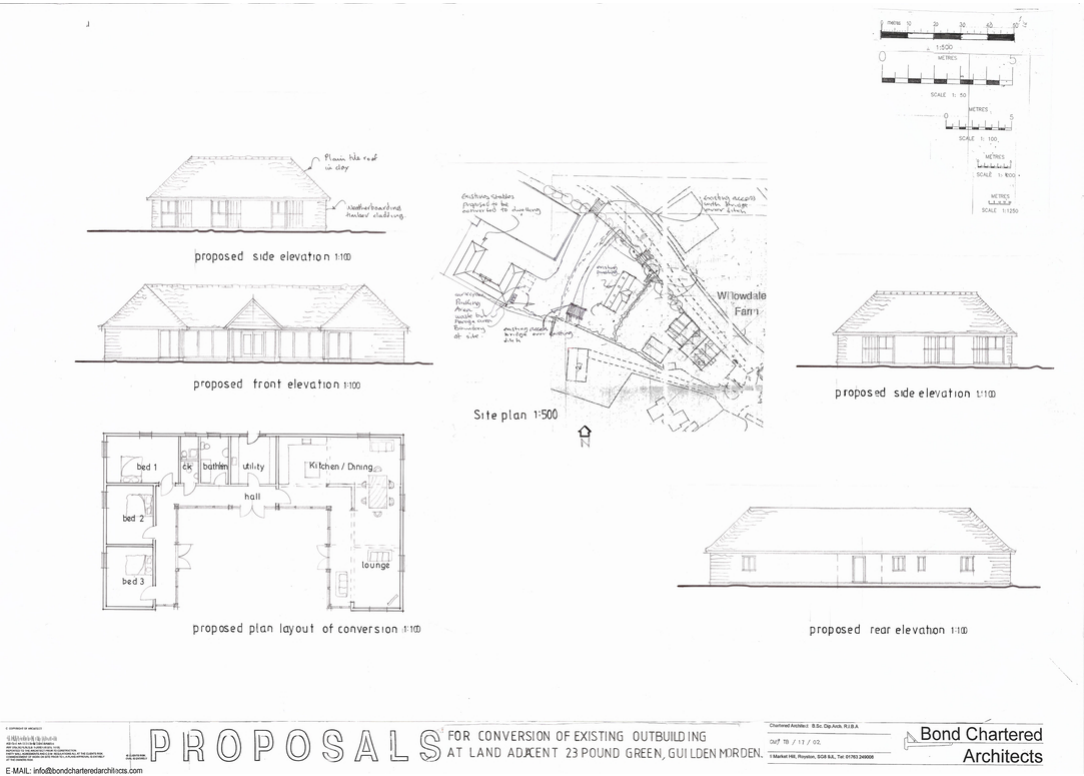
Services will be required on site subject to proportional split of costs with Barn A, Barn B and the The Stables.

Please note: : Artist impression not to scale. Structural plans have been prepared for the vendor for a 4 bedroom dwelling, building regulations approval required.

Guilden Morden is surrounded by open countryside/arable land offering a network of footpaths and bridleways ideal for walking and observing the local wildlife. The village benefits from two public houses, one of which is community owned and offers a varied food menu for both lunchtime and evening dining. The community pub also hosts community events such as a monthly market and talks. Guilden Morden also has a village hall, recreation ground and parish church. There are numerous local clubs offering various activities such as football, cricket, cycling within the village and surrounding area. For the golf enthusiast there is also a premium golf club offering two 18 hole courses less than 5 miles away. Nearby there are farm shops, butchers, post office, GP surgeries and dentists. The nearby towns of Baldock, Biggleswade and Royston give access to supermarkets, high street brand stores, weekly markets, cafes and a wide range of sports and leisure facilities.

- A rare development opportunity
- Plot size approx. 1.549 acres
- Planning permission for a 3 bedroom detached house
- Conversion of a stable yard
- South Cambridgeshire location
- Visit [greatercambridgeplanning.org](http://greatercambridgeplanning.org) for planning information
- Application number: S/0400/18/FL









All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: [hitchin@country-properties.co.uk](mailto:hitchin@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

COUNTRY PROPERTIES  
PART OF HUNTERS