



Home Farm
10 East Street | Great Gransden | Sandy | Cambridgeshire | SG19 3AB

FINE & COUNTRY

HOME FARM







KEY FEATURES

Period home set on a plot approaching an acre in the centre of this sought-after village with access to well-regarded schools.

Stepping inside, the dining room features an inglenook fireplace with a wood-burning stove and beautiful brick flooring. A door to the rear garden allows entertaining to spill out onto the patio and lawns beyond. The sitting room, also with a wood-burning stove, and the music room are divided by exposed beams, creating a light yet cozy space. The music room opens onto the rear garden, which is a wonderful space to enjoy the views of the garden throughout the seasons. The kitchen breakfast room features an AGA and ample space for a breakfast table. A utility room, study, and cloakroom complete the ground floor accommodation. Upstairs, the four spacious bedrooms are well-served by a family bathroom and a flexible jack and jill ensuite to the principal bedroom. Stairs lead to the second floor with three attic rooms that could provide further accommodation or superb storage.

Outside, a gravel drive and double garage provide plenty of parking, while substantial barns and stables offer a wealth of opportunities, including conversion into an annexe. The south-east facing rear garden is mainly laid to lawn with a selection of mature trees and natural pond.













SELLER INSIGHT

“Purchased by the current owners fifty-six years ago, Home Farm is a picture-perfect country home that occupies a much sought-after location in the heart of the pretty village of Great Gransden. The property originally dates back to the 17th century when it began life as two modest farm-worker cottages. However, over time those cottages were joined together and various outbuildings were incorporated to form the lovely big family home it is today.

“When we bought it back in 1968, it immediately had a really homely feel and that was definitely one of the many things that attracted us to it,” say the owners. “We also fell in love with the character of the house – it retains some gorgeous original features – and the lovely big garden, and the proximity of the village to Cambridge was another huge plus in terms of commuting to work.”

“Something else we’ve always loved about the house is the superb sense of both light and space. Many properties of this age can be quite dark inside and the layouts usually consist of a series of rather poky rooms, however Home Farm is quite unique in the fact that it has a very open feel and the rooms are all light and bright. That semi open-plan layout also makes it a wonderful house for children to play in. They can run around, up and down, and quite literally do whole laps!”

“For us, another standout feature of the property is the garden. It extends to just under an acre and we’ve always kept it with nature in mind, almost park-like, so it’s an absolute haven for wildlife. There are beautiful old trees dotted here and there, open lawns and a lovely natural pond. It’s a magical space for children and superb for summer parties, and for anyone who owns dogs, it’s extremely safe and secure.”

“The farmhouse kitchen is definitely the heart of the home. Whenever family or friends come to visit it’s where we all congregate, and when it’s cold and miserable outside the Aga keeps the space wonderfully cosy and warm.”

“Great Gransden is a lovely village with a really good sense of community. There’s a great little school just a short walk from the house, and the shop, which also incorporates a Post Office, is ideal for getting hold of day-to-day essentials. We’re also surrounded by some of the most beautiful countryside, and places such as St Neots and Cambridge are relatively close by so we’ve been able to enjoy the best of both worlds.”

“The layout of the house makes it very conducive to entertaining. We’ve celebrated lots of big birthdays here, and on those occasions the house easily swallowed up 40-50 guests. And in the summer we’re able to spill out into the garden where there’s more than enough space for a large marquee.”

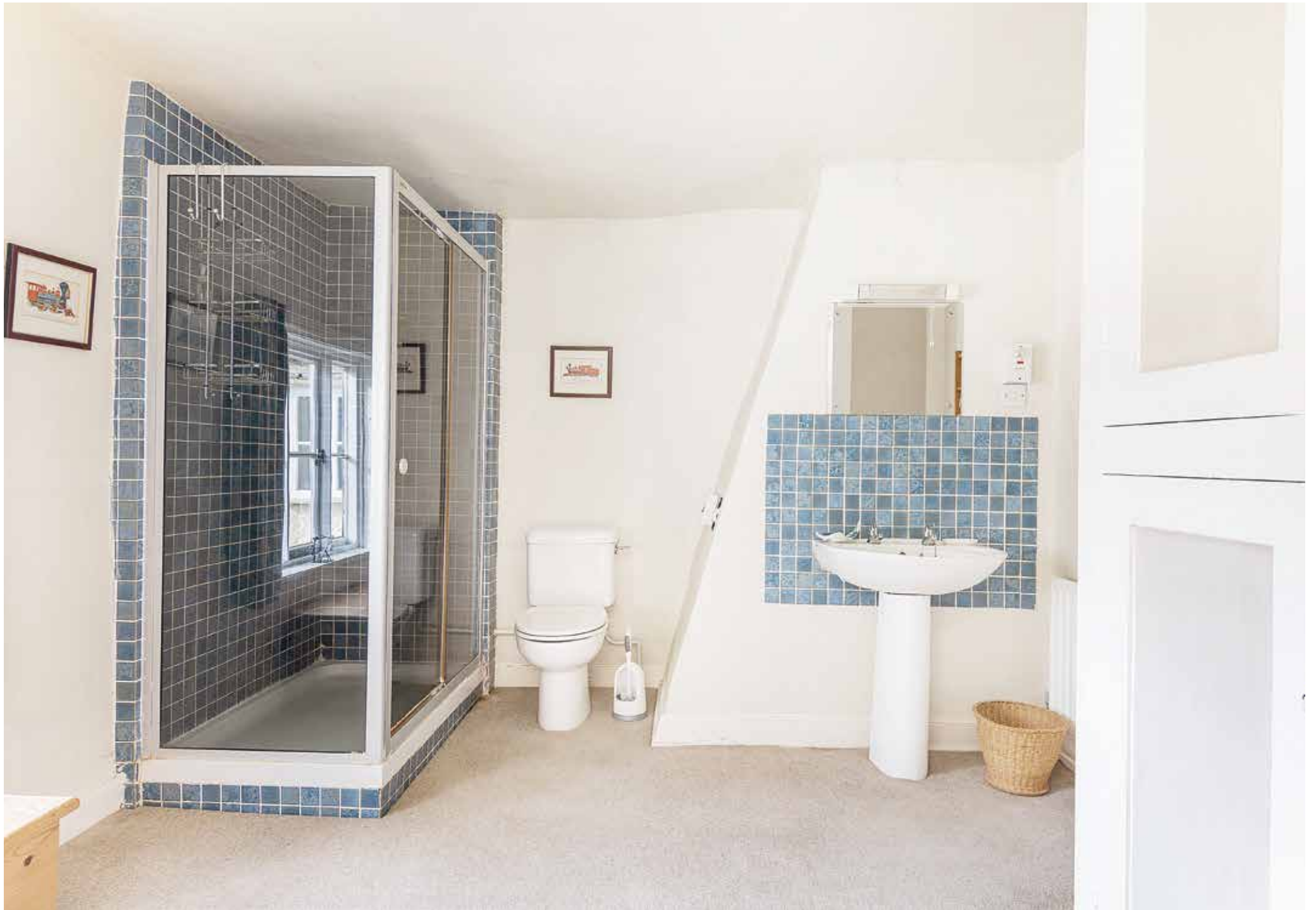
“This has been the most wonderful family home and it’s filled with nothing but very happy memories,” say the owners.*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Village information

If you love the idea of a quintessentially English village the popular and sought-after village of Great Gransden could be for you. Great Gransden is well known for its many attractive period homes and picturesque views. Surrounded by undulating countryside it is conveniently located for Cambridge, St Neots and Bedford. It has a thriving community with a primary school, playgroup and children's nursery, a new sports centre and sports fields with a pavilion, a playground with tennis and bowls facilities, plus a village shop. St Neots, about 7.5 miles away, has a bustling high street, weekly market and a variety of sports and leisure facilities.

Transport

Great Gransden has easy access to the A428 St Neots/Cambridge route with links into the M11, A14 and A1(M) and the wider national motorway network. The nearby town of St Neots has a mainline train station providing regular fast trains into London King's Cross in about 40 minutes.

Schools

Great Gransden has its own well-regarded primary school, Barnabas Oley CofE Primary with the nearest secondary education at the equally well-regarded Cambourne Village College (3.5 miles) and Comberton Village College (6.5 miles). Kimbolton School, an independent co-educational day and boarding school is about 15 miles away and has a dedicated school bus service from Great Gransden. Cambridge has a wide selection of highly sought-after independent primary and secondary schools including Kings College and The Perse.

INFORMATION



- 0.90 Acre Plot
- South East Facing Rear Garden
- Grade II Listed
- Substantial Outbuildings
- Period Features
- Sought After Village
- Well Regarded Schools

Agents Notes

Tenure: Freehold

Year Built: 17th Century

EPC: Exempt, Grade II Listed

Local Authority: Huntingdon District Council

Council Tax Band: G

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Home Farm, East Street, Great Gransden SG19 3AB
 Approximate Gross Internal Area = 301 m² / 3240 ft²

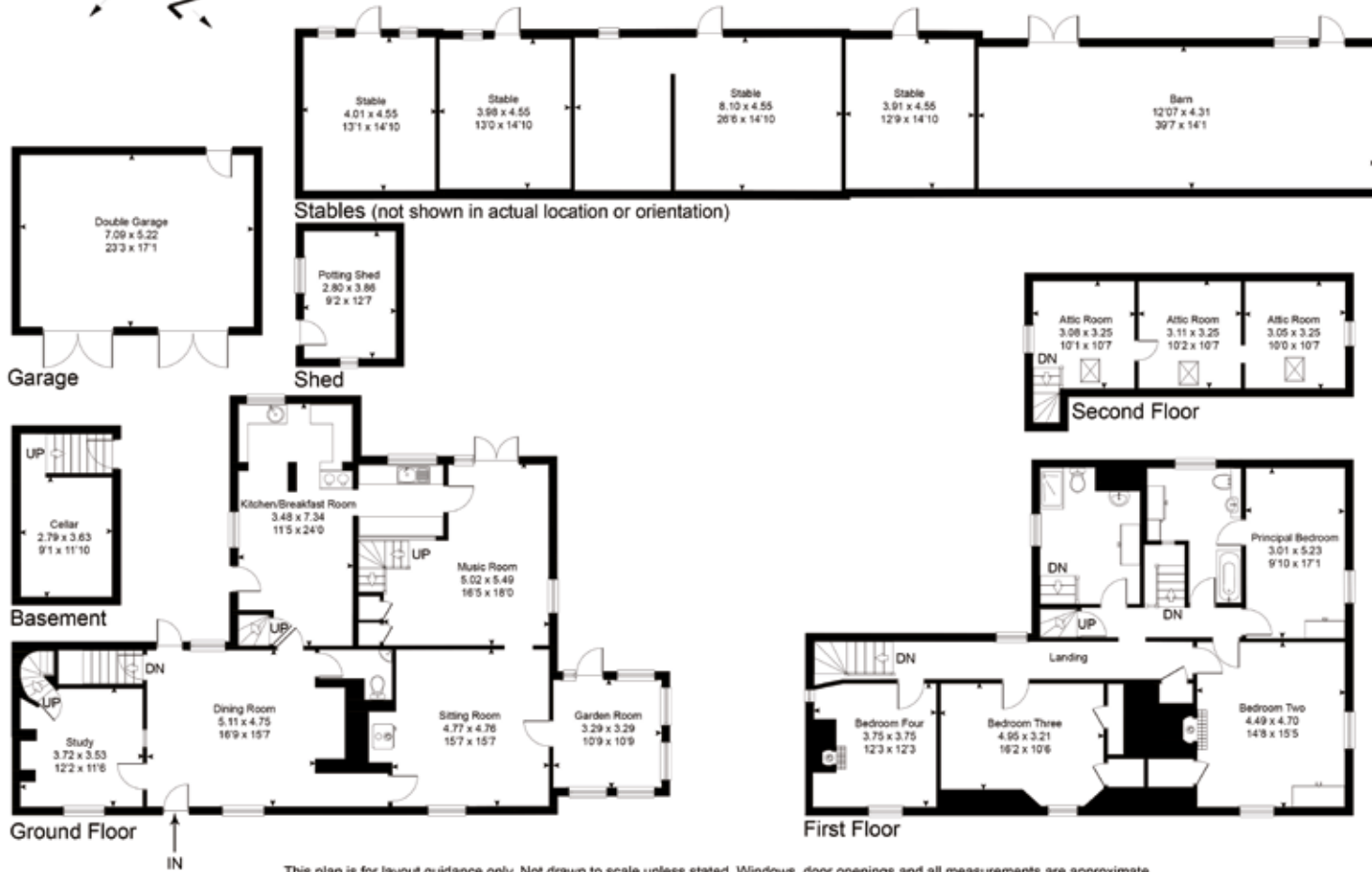
Basement = 14 m² / 151 ft²

Stables = 146 m² / 1572 ft²

Garage = 37 m² / 398 ft²

Shed = 11 m² / 118 ft²

Total = 509 m² / 5479 ft²



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2024

EPC Exempt



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FINE & COUNTRY

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