



The Glebe House
157 Great North Road | Eaton Socon | St. Neots | Cambridgeshire | PE19 8EQ

FINE & COUNTRY

THE GLEBE HOUSE







KEY FEATURES

Non-listed Georgian former vicarage set in grounds of approximately 3 acres within walking distance of the town centre.

While located in the bustling and well-served suburb, the generous plot and abundance of mature specimen trees provide a peaceful and private oasis. Powered gates open onto a long gravel drive, revealing the grand front facade dominated by two large bay windows and an elegant stone-pillared portico. The landscaped grounds wrap around the house, creating wonderful vistas that can be enjoyed from both the house and grounds.

Throughout, the large windows and tall ceilings flood the accommodation with natural light and highlight the period features effortlessly. Stepping inside, a spacious reception hall with an open fire is an ideal space to receive guests or enjoy a peaceful moment. Opposite, and enjoying a full-height bay window, is the sitting room with a further bay window overlooking the pond. The dining room sits next to the kitchen, ideal for entertaining and family gatherings. A study, prep kitchen, laundry, two cloakrooms, utility, and a further reception room complete the ground floor. Upstairs, the principal suite is well-appointed with a dressing room and large en suite, while a further two family bathrooms and a cloakroom serve the remaining six bedrooms.

The flexible layout allows for the rear of the house, with some minor amendments, to be used as an annexe for family, guests, or staff. The extensive outbuildings, including stables, provide further opportunities and could be developed into a detached annexe or leisure facility.

It is rare to find such extensive and private grounds in a central location. There is a wide variety of facilities within walking distance, including restaurants, bars, shops, and riverside walks. St. Neots train station provides regular commuter services into the capital in under an hour, while Cambridge is approximately 30 minutes away by car or via frequent bus services.













SELLER INSIGHT

“ This magnificent period home sits within its own private three acres of landscaped gardens and has been owned by the same family for over one hundred years. Once a vicarage known locally as ‘the jewel of Eaton Socon’. Set back from the road behind its private gates, this stunning Georgian property built in the early 1800s was cleverly increased in size during the Victorian era; an addition which blends in seamlessly with the older part of the house.

It has been an outstanding family home for many generations and is one that sympathetically reflects its unique history but, first and foremost, and despite its grandeur, it is a truly magical, welcoming, family home. Elegant, spacious rooms with high ceilings, coving, large windows enabling an abundance of natural light to flood through, plus glorious period fireplaces, are just a few of its historic charms to enjoy. Accommodation is generous and practical and has been the centre for so much family joy.

French doors lead out onto a spacious terrace and on into the magnificent, totally enclosed, outside area. Once again, there are many interesting features including delightful water structures. With such space, the house and garden are the perfect venue for enjoying the company of others. Glebe House and garden have forever been the gathering place for large family occasions, especially at Christmas and summer parties, often to include village events. There is a tennis court to enjoy, plus a delightful woodland copse which is an idyllic spot for children to explore and build dens or to camp. Being in a conservation area, the variety and wealth of visiting wildlife here is exceptional.

The village has good amenities, with access to delightful river walks and good pubs. The market town of St Neots is very close for a wider range of shops, and it is here where the main line station is located providing quick and efficient services into Kings Cross, St Pancras and on into the city. There is a wide choice of both state and independent schools, one being the renowned Kimbolton Independent school which is very easy to access. The beautiful city of Cambridge is also nearby which is a special place to visit for its wonderful architecture and access to wide ranging cultural activities.

*It is now time for another family to experience the delights of living in such an amazing property in such a convenient location and the present owner knows that, whoever comes to live here, will experience an exceptional quality of life.**

*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.

















Local Information

Eaton Socon well regarded suburb of St. Neots has a wide selection of amenities including bars, restaurants and shops. St. Neots is a charming riverside market town dating back to the Middle Ages. During the Victorian times it was an important paper-making centre and some of the original mill buildings can still be seen by the river. The town centres around a broad and spacious marketplace, one of the largest in England, and many characterful period properties line the square and lanes leading off it. A traditional market has been held here for over 800 years and today the market offers a variety of goods and locally produced foods. The town centre has a range of high street brand and independent shops, banks, restaurants, and bars and is well served by several of the large supermarket chains. There is also a variety of leisure facilities including, a multi-screen cinema, bowling alley, sports and leisure centre and numerous sports clubs to suit all ages and abilities. The river, Great Ouse, meanders to the west of the town and is popular with pleasure craft and anglers. A lovely riverside park runs the length of the town and forms part of the Ouse Valley Way and is the venue for a variety of events throughout the summer months.

Transport

St Neots has easy access to the A1M and A428 providing fast access into the national motorway network. The Madingley Road Park & Ride for Cambridge City centre is about 25 minutes' drive away and the drive to Peterborough takes about 35 minutes. Fast train links run from St Neots with journey times into London King's Cross in approx. 40 minutes or to the North via Peterborough in approx. 25 minutes.

Schools

St Neots is in the catchment area for some well-regarded schools and the highly regarded Kimbolton School, an independent day and boarding school, is about 15 minutes' drive away and it also offers a school bus service to the town. Cambridge has a wide selection of independent schools for all ages and is home to the 31 colleges of world-renowned Cambridge University.

INFORMATION



- 2.9 Acre Plot
- Elegant Period Architecture
- Exceptional Privacy
- Superb Access to London & Cambridge
- Walking Distance to Town Centre
- Selection Of Outbuildings
- Not Listed
- Opportunity to Improve

Agents Notes

Tenure: Freehold

Year Built: 1800's

EPC: F

Local Authority: Huntingdon District Council

Council Tax Band: G

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The Glebe House, Eaton Socon, St. Neots PE19 8EQ

Approximate Gross Internal Area = 484 m² / 5209 ft²

Outbuilding = 90 m² / 969 ft²

Basement = 34 m² / 366 ft²

Garages = 34 m² / 366 ft²

Total = 642 m² / 6910 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	35 F	
1-20	G		



Agents notes: All measurements are approximate 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 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. Printed 11.03.2024





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