



Manor Cottage
Papworth Saint Agnes | Cambridge | Cambridgeshire | CB23 3QU

MANOR COTTAGE



Manor Cottage





KEY FEATURES

Nestled within the idyllic village of Papworth St Agnes, this charming Grade II listed Chocolate Box cottage, dating back to the 17th century, exudes timeless appeal and character.

Stepping into the welcoming sitting room, you're greeted by an abundance of natural light flooding through double fully glazed doors that lead out to the garden. A focal point of the room is the inviting open fire, complemented by exposed beams that add to the cottage's rustic charm. Adjacent to the sitting room lies the snug, boasting more exposed beams and a cozy wood-burning stove, with stairs ascending to the first floor.

The bespoke, Plain English kitchen is tastefully appointed with modern fittings including an integral dishwasher and a double oven and grill. A traditional stable door provides access to the expansive, meticulously maintained garden, perfect for those with green thumbs. Adjoining the kitchen is a generously sized, bright, dining room, with double doors that open out onto the patio, creating a seamless indoor-outdoor flow and an inviting space for entertaining guests. The ground floor is completed by a useful utility room and WC.

Ascending the stairs, you'll discover three spacious bedrooms, each offering comfort and tranquillity. The principal bedroom features a dressing room, adding a touch of luxury, while all bedrooms are serviced by a well-appointed family bathroom.

To the front of the property, a double garage and off-road parking provide convenient accommodation for vehicles. Meanwhile, the rear garden presents a delightful retreat, complete with raised beds, fixed summer hut, a sizable shed for storage, and an array of mature shrubs and trees that frame picturesque views of the open fields beyond.













SELLER INSIGHT

“ Manor Cottage is a quintessentially English, chocolate box thatched cottage, bordered by a pretty cottage garden, that enjoys an idyllic location in pretty Papworth St Agnes village. It sits opposite the village green, overlooking the old communal bakehouse where villagers were able to bake their bread. This position, with fields to the rear of the property ensures a tranquil rural setting.

When the present owners, Ian and Juliet, pulled up outside Manor Cottage they were enchanted. Juliet explains that when they viewed the property they only got as far as the bespoke kitchen to know that this was to be their new home. They have spent twelve happy years in the cottage.

Originally the property consisted of two cottages and was known as the ‘the two cottages’ on the green, and a previous owner added an oak frame extension. In twenty seventeen the owners rethatched the roof and have also installed a new boiler and oil tank. They have maintained the cottage to a very high standard.

Juliet explains that the whole house is a joy to live in, and it is impossible to choose a favourite room. They love the oak framed dining room which is flooded with the morning sun and the bespoke kitchen with its pretty views to the garden. In the dual aspect lounge the open fire creates a cosy winter refuge, and the master bedroom with the original oak beams is like stepping back in history.

The original features are a charming part of living in the cottage. The kitchen is in the original part of the house and has wattle and daub walls with details carved onto the oak beams: and the master bedroom and landing have the original 17th century floors. These features blend seamlessly with the comforts of modern living, and a great asset is the huge walk in wardrobe in the loft space.

The private and stunningly designed rear back garden has an abundant array of plants and shrubs in every season. It is a summer pleasure to sit on the sunny patio for an al fresco breakfast, or settle by the pond for a relaxing, evening gin and tonic. It is a calming green oasis.

Papworth St Agnes is a community spirited village and village events are held in the deconsecrated church. Events include a summer barbecue, quiz nights and a craft and heritage classic car day. There are lovely walks round the village and in the surrounding countryside. You feel miles from anywhere but have quick and easy access to neighbouring villages and towns. Historic St Ives, Huntingdon, St Neots and Godmanchester are all a short drive away, and for the commuter there is a fast and frequent rail service into London Euston and Kings Cross, from St Neots and Huntingdon. You have the best of town and country living. Ian and Juliet will miss the tranquillity, the community spirit in the village, the beautiful views, and the life they have enjoyed in the cottage. They take away many very happy memories.*

*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

Papworth St. Agnes, nestled in the picturesque countryside of Cambridgeshire, bears a rich history dating back centuries. Originally documented in the Domesday Book of 1086, this quaint village boasts a tapestry of historical significance and rural charm. The parish, mentioned as "Peppewrda" in the 12th century, has evolved over time, witnessing various changes and developments. With its roots deeply entrenched in agriculture, Papworth St. Agnes flourished as a farming community, sustaining itself through the cultivation of crops and the rearing of livestock. The village's ecclesiastical heritage is evident through St. John the Baptist Church, a magnificent structure that stands as a testament to the village's religious roots. Over the years, Papworth St. Agnes has experienced growth and transformation, adapting to modernity while preserving its traditional essence. Its close-knit community fosters a sense of belonging and camaraderie, evident in the vibrant local events and gatherings. Today, Papworth St. Agnes continues to enchant visitors with its tranquil surroundings, captivating history, and warm hospitality, making it a cherished gem within the heart of Cambridgeshire.

INFORMATION



- Beautifully Presented
- Grade II 'Chocolate Box' Cottage
- Large Well-Maintained Garden
- Double Garage
- Sought After Village location
- Great Access to Cambridge and London

Agents Notes

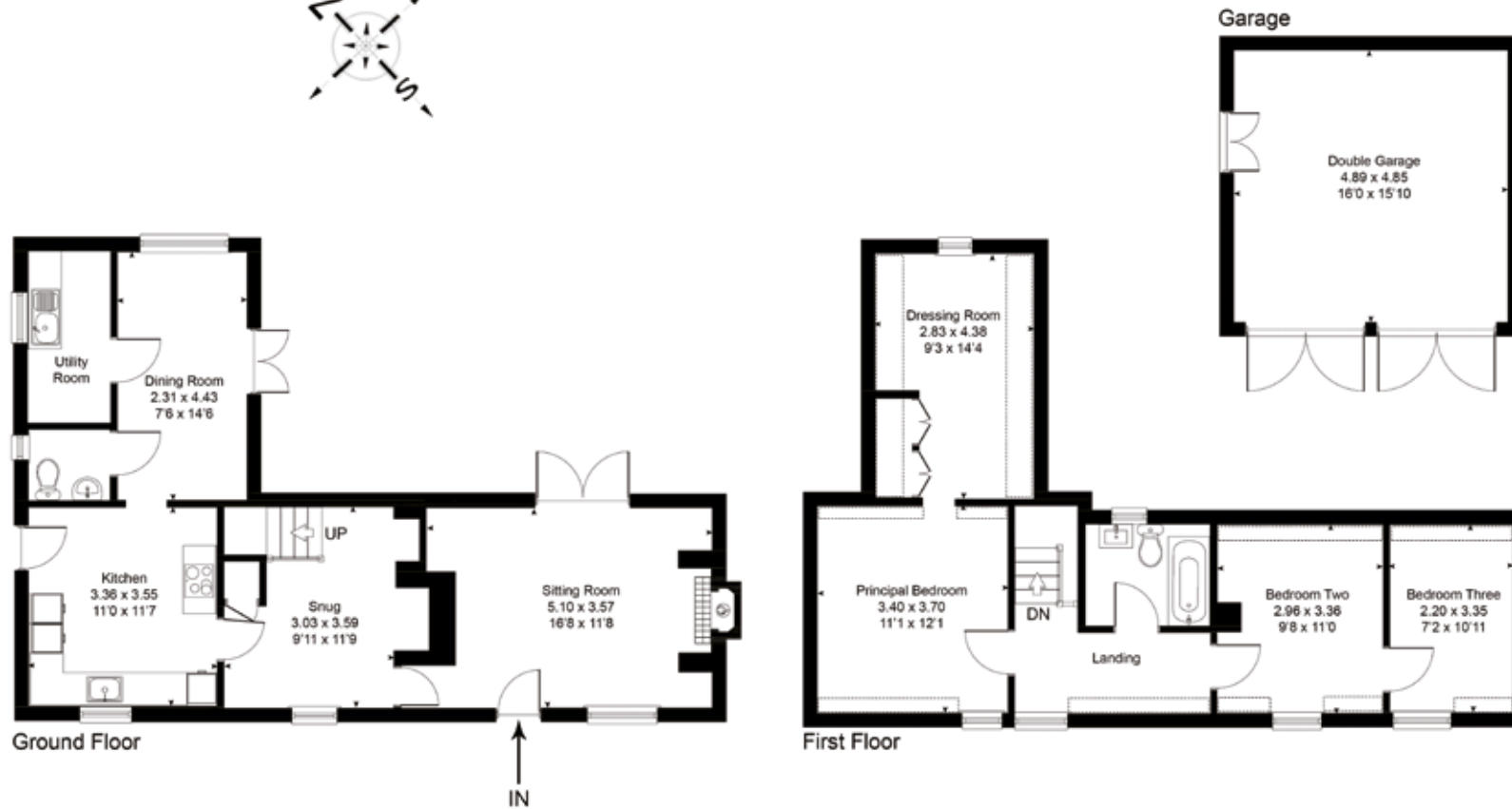
Tenure: Freehold
Year Built: 17th Century
EPC: Exempt - Grade II listed
Local Authority: South Cambridgeshire
Council Tax Band: F

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Manor Cottage, Papowrth St. Agnes CB23 3QU
 Approximate Gross Internal Area = 122 m² / 1313 ft²
 Garage = 24 m² / 258 ft²
 Total = 146 m² / 1571 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.
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