



**PIGEONS FARM,** Wisbech Road, Thorney, Cambridgeshire, PE6 0TD



# PIGEONS FARM

## Wisbech Road, Thorney, Cambridgeshire, PE6 0TD

A handsome detached five bedroom brick  
and tiled farmhouse with Childrens Activity Farm

In all about 11.32 hectares (27.97 acres).  
Freehold

### DESCRIPTION

Pigeons Farm comprises a handsome detached five bedroom brick and tiled farmhouse dating back to the early 19th Century along with an extensive Children's Activity Farm, all surrounded by grass paddocks.

The Children's Activity Farm incorporates the traditional brick and tile Farm Buildings as well as modern general purpose built buildings and the site provides an opportunity for alternative uses, by either expanding the already well-established Children's Activity Farm or developing the buildings and yard.

In total the property is set in 11.32 hectares (27.97 acres).

### LOCATION

The historic Abbey Village of Thorney is full of character, created by its development as a model estate village by the former Duke of Bedford. Amenities within the Village are Primary School, Shop, Doctors Surgery, Chemist and Public House.

Thorney has easy access to the A47 and a regular bus service operates from the Village to the Cathedral City of Peterborough, which has rail links to London, Kings Cross, in under one hour.

### DIRECTIONS

From Peterborough travelling along the A47 at the roundabout turn right into Thorney Village and continue straight on at the traffic lights. After leaving the Village, Pigeons Farm is situated approximately  $\frac{3}{4}$  mile on the left hand side.

From Wisbech, travelling along the A47, at the roundabout on the new bypass turn left onto the Village road, Pigeons Farm is situated approximately  $\frac{2}{3}$  mile on the right hand side.

### ACCOMMODATION

The farmhouse is alarmed and has double glazed hardwood windows. On the ground floor:

**Entrance Hall;** through the front door into the hall way leading through the centre of the house to Rear Hall way, stairs to the first floor access to the Living Room and Dining Room.

**Dining Room;** Polished floorboards. Coal effect gas fire with moulded white timber surround and slate hearth. Identical low level cupboards with shelving either side of the chimney breast. Two radiators.

**Living Room;** windows to Western and Southern aspects. Wall mounted uplighters. Coal effect gas fire with moulded white timber surround and slate hearth. Two radiators.







**Study;** Window to Southern aspect. Laminated timber floor. Electrical trip switch box. Radiator.

**Lounge;** windows to Southern and Eastern aspects. Coal effect gas fire with white moulded timber fire surround and slate hearth. Fitted carpet. Television and telephone sockets. Two radiators.

**Rear Hall;** Ceramic tiled floor leading to side door to yard. Built in full length cupboard. Door to Utility, Cloakroom and Kitchen.

**Kitchen;** An excellently presented kitchen with fitted units, built in dishwasher, fridge, microwave, Siemens electric oven and gas hob and gas Aga located in the spot lit inglenook. Additional lighting from ceiling spots.

**Cloakroom;** Wash hand basin and WC. Ceramic tiled floor. Radiator.

**Utility;** Belfast sink set in work surface with fitted cupboards below. Ceramic tiled floor. Wall mounted Alpha Combi boiler. Space for washing machine and tumble dryer.

On the first floor a central landing has doors leading to:

**Bedroom 1;** Fitted wardrobe. Television and telephone point. Radiator. Fitted carpet. Door through to Bathroom 1.

**Bathroom 1;** Wash hand basin, WC, bath and walk in shower. Heated towel rail.

**Bedroom 2;** Radiator. Fitted carpet. Door through to Bathroom 2.

**Bathroom 2;** Window to Southern aspect. Wash hand basin, WC, bath and shower. Heated towel rail.

**Bedroom 3;** Built in wardrobes and double pedestal dressing table. Radiator. Fitted carpet.

**Bedroom 4;** Radiator. Roof hatch. Fitted carpet.

**Bedroom 5;** Built in wardrobe. Radiator. Fitted carpet.

## OUTSIDE & THE GARDENS

The rear hall door leads to the Yard area, which is enclosed by a range of domestic brick outbuildings. The outbuildings comprise of a two storey area and single storey storage rooms.

The circular driveway is situated on the Eastern side of the house and provides access to the triple garage with roller shutter doors.

The garden is to the West of the house and is laid mainly to lawn with borders around the perimeter, with a small vegetable garden.



## CHILDRENS ACTIVITY FARM

The site is accessed from Wisbech Road directly into a gravelled car parks suitable for parking approximately 100 cars. There is a small campsite with planning permission for up to 14 touring caravans. There are currently eight hook up points installed on site.





The main shop and restaurant building incorporates the entry and exit point for the children's activity farm. The building (**Building 1**) extends to 23.0m x 9.2m and includes the shop and restaurant which seats over 40 diners a log burning stove, two WCs (one of which is disabled with baby changing area) serving counter, food preparation area, commercial kitchen with sinks and ovens and storing. The first floor which covers the whole length of the building is used as the Party Barn.

Further seating can be used outside either under the traditional cart hovel (**Building 2**) or in the gravelled courtyard.

To the West of the main building (**Building 3**) the single storey traditional former stable block is now used as an educational room and extends to



4.2m x 7.1m plus an additional store room of 4.2m x 3.6m. This room has a sink and has been regularly used for educational visits. A further stable within the building extends to 4.1m x 5.2m and the Northern part of the building is used for small animal housing and extends to 5.9m x 4.3m.

**Building 4** is part of a traditional walled courtyard and is used for displaying ornamental birds and piglets.

**Building 5** is a traditional two storey brick barn beneath a slate roof currently incorporating a stables.

**Building 6** comprises a covered children's play area 27.6m x 23.0m with woodchip and sand floor to part. The Western part of the building is



used for housing cattle and other livestock for viewing purposes.

**Building 7** is a single storey traditional farm building with a toilet and wash hand basin.

**Building 8** is a modern agricultural building to the West of the farm extending to 22.6m x 15.0m and is used for the Christmas fair and agricultural implement storage.

There are seven grain silos on the site, one of which has been converted in to a children's sand pit and the others are used as feed stores.

There is a Portakabin with urinals and six toilets, as well as a shower and baby changing facility.

There is a Portakabin used for storage.

Outside in the paddocks are fenced areas for the various animals as well as a large outdoor play area encompassing jumping pillow, go-bots, pedal tractors and climbing frames.

## GENERAL REMARKS AND STIPULATIONS

### FIXTURES AND FITTINGS

Unless mentioned in these particulars all items normally considered as Tenants Fixtures and Fittings, including curtains, carpets and certain light fitting are expressly excluded from the sale, but may be available by separate negotiation.

### TENURE AND METHOD OF SALE

The property is available freehold with Vacant Possession.

### SERVICES

Mains electricity water and telephone lines are connected to the property. The boiler and cooker hob are fired by a private supply of liquid petroleum gas which is stored outside in tanks. Drainage for the house is via a private septic tank and soak away system. The farm has a Klargestor.

### OUTGOINGS

Pigeons Farmhouse is within Council Tax Band E and the charge for the 2015/2016 £1,743.53.

## BOUNDARIES

The buyer shall be deemed to have full knowledge of the boundaries and neither the seller nor the selling agents will be responsible for defining the boundaries and all their ownership.

## DISPUTES

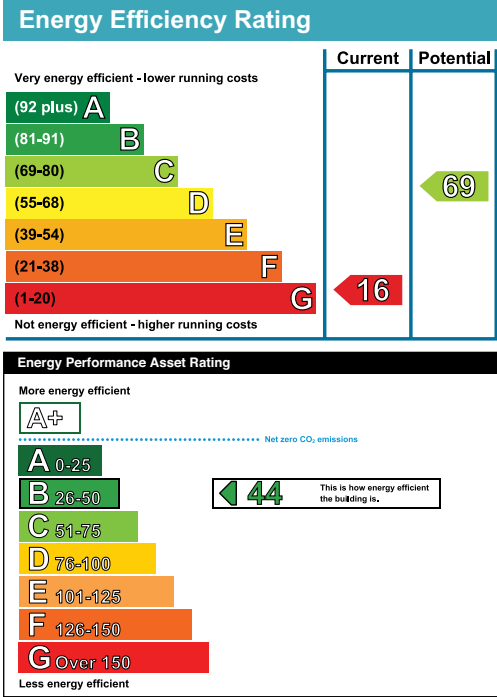
Should any disputes arise to the boundaries or any matters relating to the particulars or the interpretation thereof, the matter will be referred to an Arbitrator to be appointed by the selling agents.

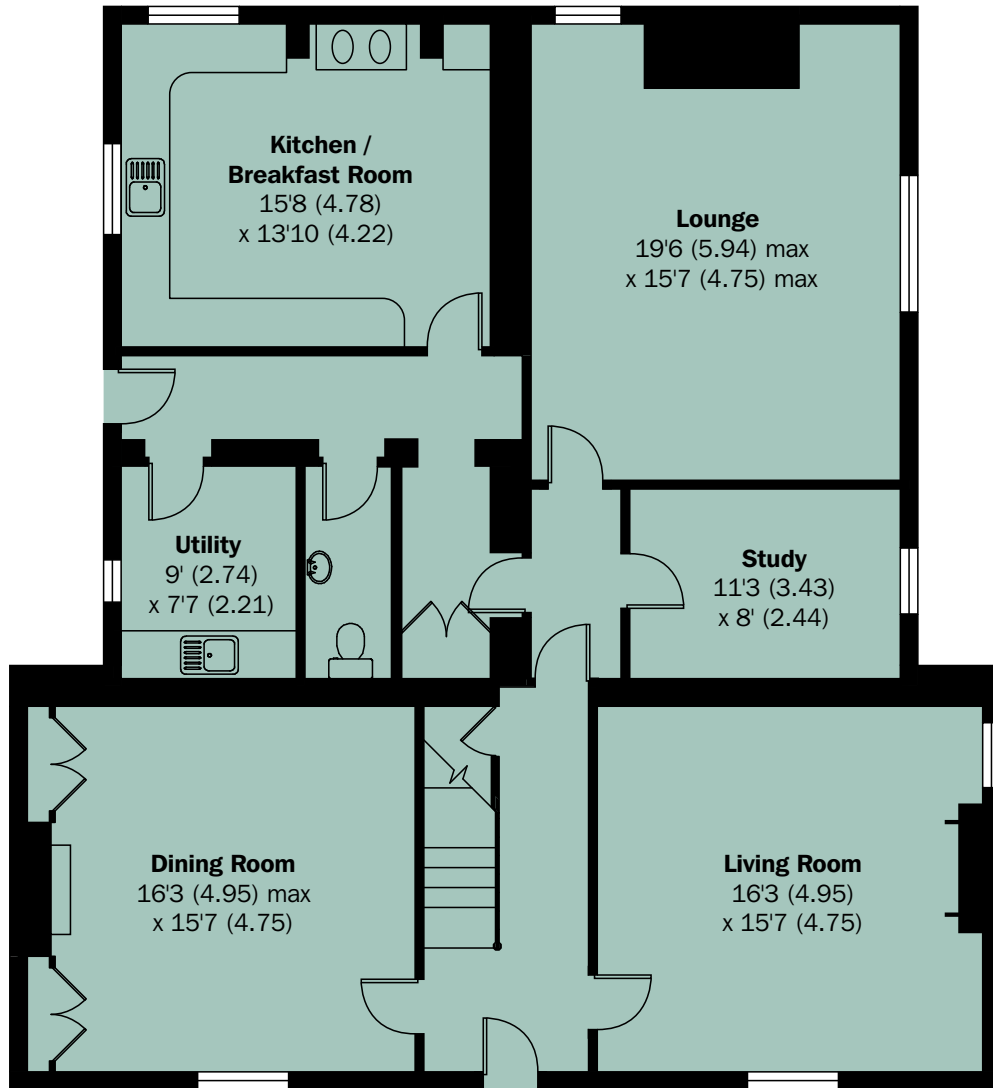
## HEALTH AND SAFETY

Viewers should be careful and vigilant whilst on the property. Neither the sellers or the selling agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

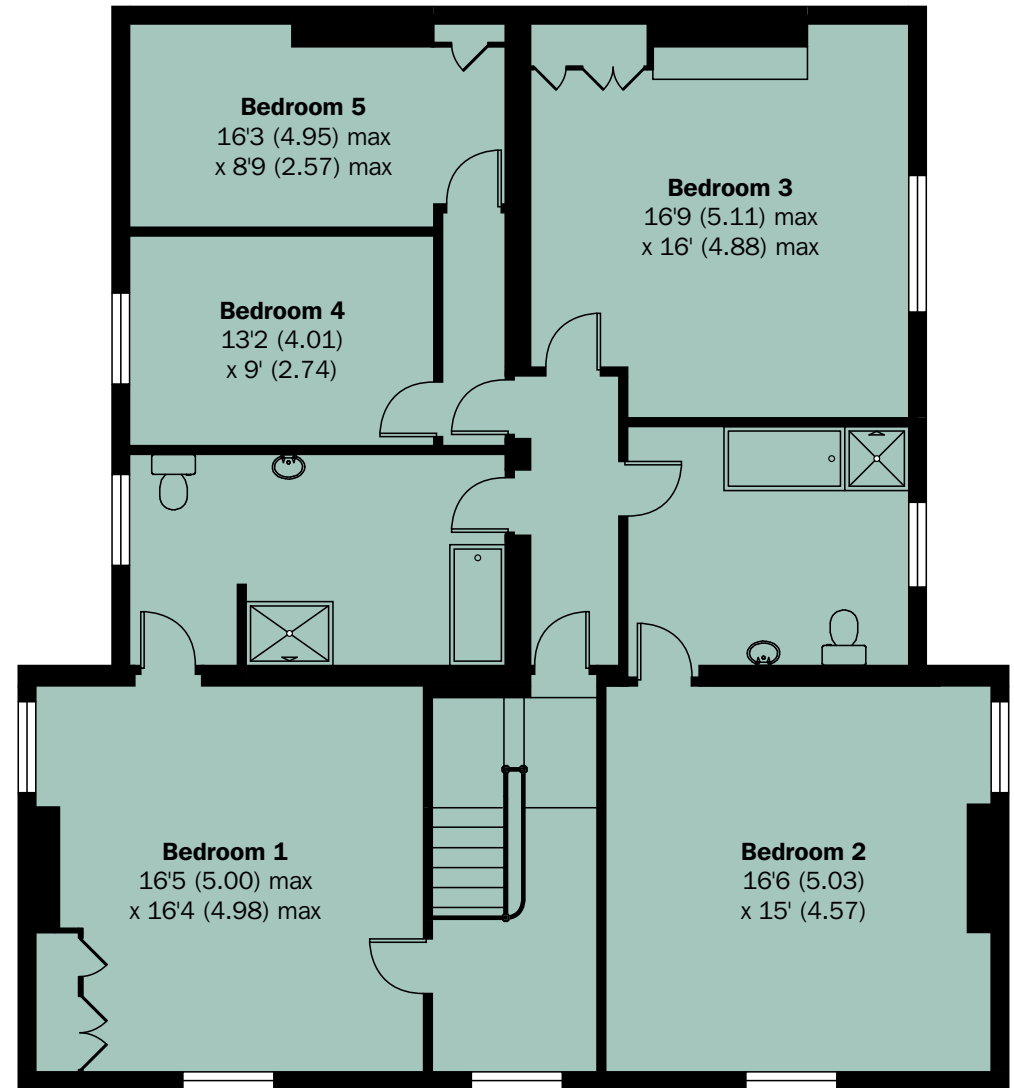
## VIEWING

Viewing of Pigeons Farm is strictly by an appointment with the selling agent Elizabeth Allen on 01775 717894.

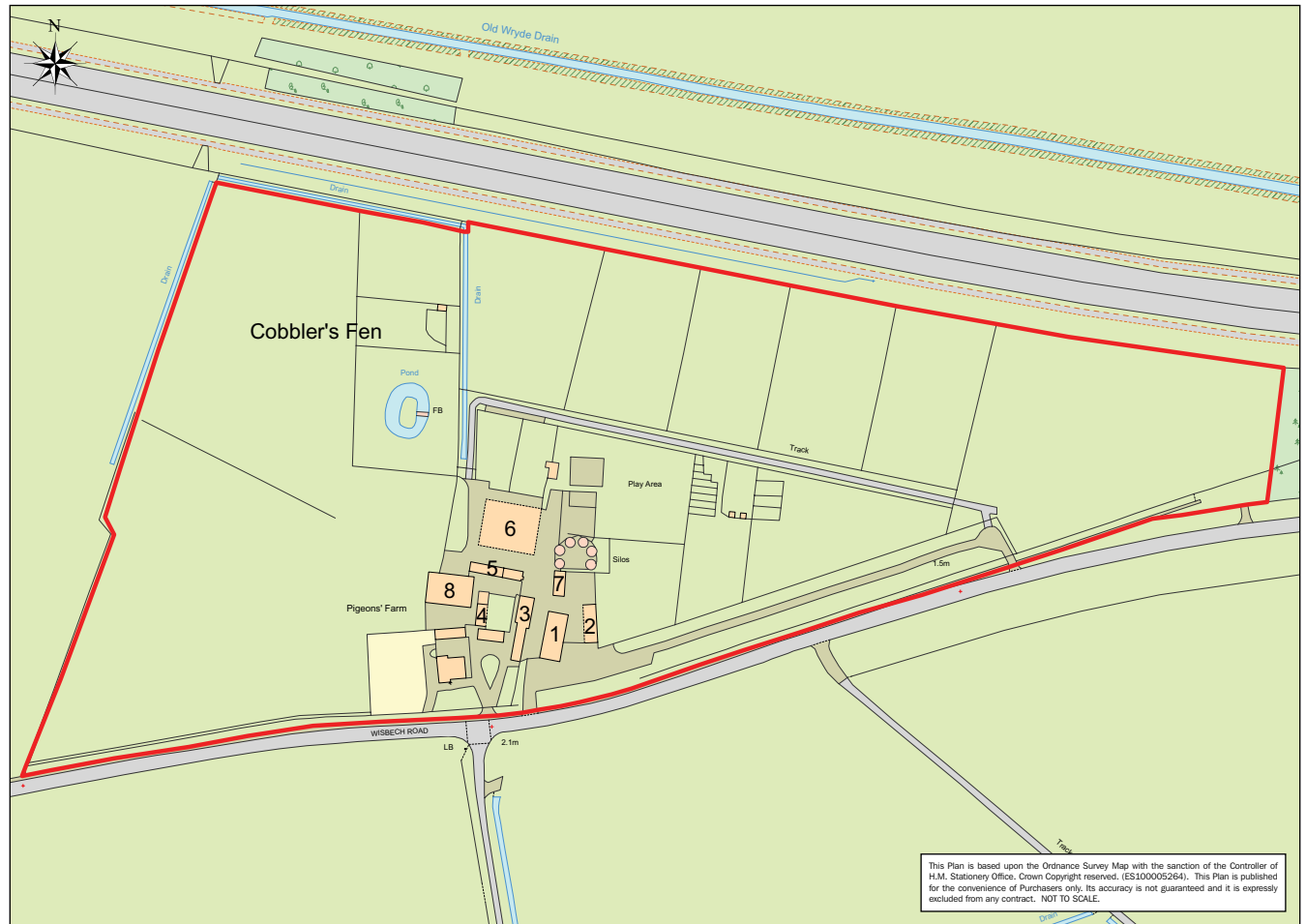




**GROUND FLOOR**



**FIRST FLOOR**



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