



3 Thatchers Close
Yelling | St. Neots | Cambridgeshire | PE19 6SH

3 THATCHERS CLOSE

"Upon first encountering the house, we loved the fact that it was full of character with exposed brickwork and an amazing double height lounge like something out of Grand Designs," say the current owners of this unique barn-style home. "We could see the barn from the road, and driving up the private road it looked beautiful. The village and surrounding area is also exceptionally pretty with rolling countryside."



Timber front door to:

ENTRANCE HALL

Window and door to rear garden. Exposed brickwork. Stairs to first floor landing. Door to understairs storage cupboard. Fired Earth sandstone tiled floor. Two radiators.

MASTER BEDROOM 4.55m x 4.30m

Window to front aspect. Exposed brickwork and timbers to wall. Radiator. Door to:

JACK & JILL EN SUITE

Exposed brickwork. Four piece suite comprising a low level WC, panel bath with shower over, and twin pedestal hand wash basins. Brick-built recessed storage area. Tiled splashbacks. Tiled floor. Heated towel rail. Door to:

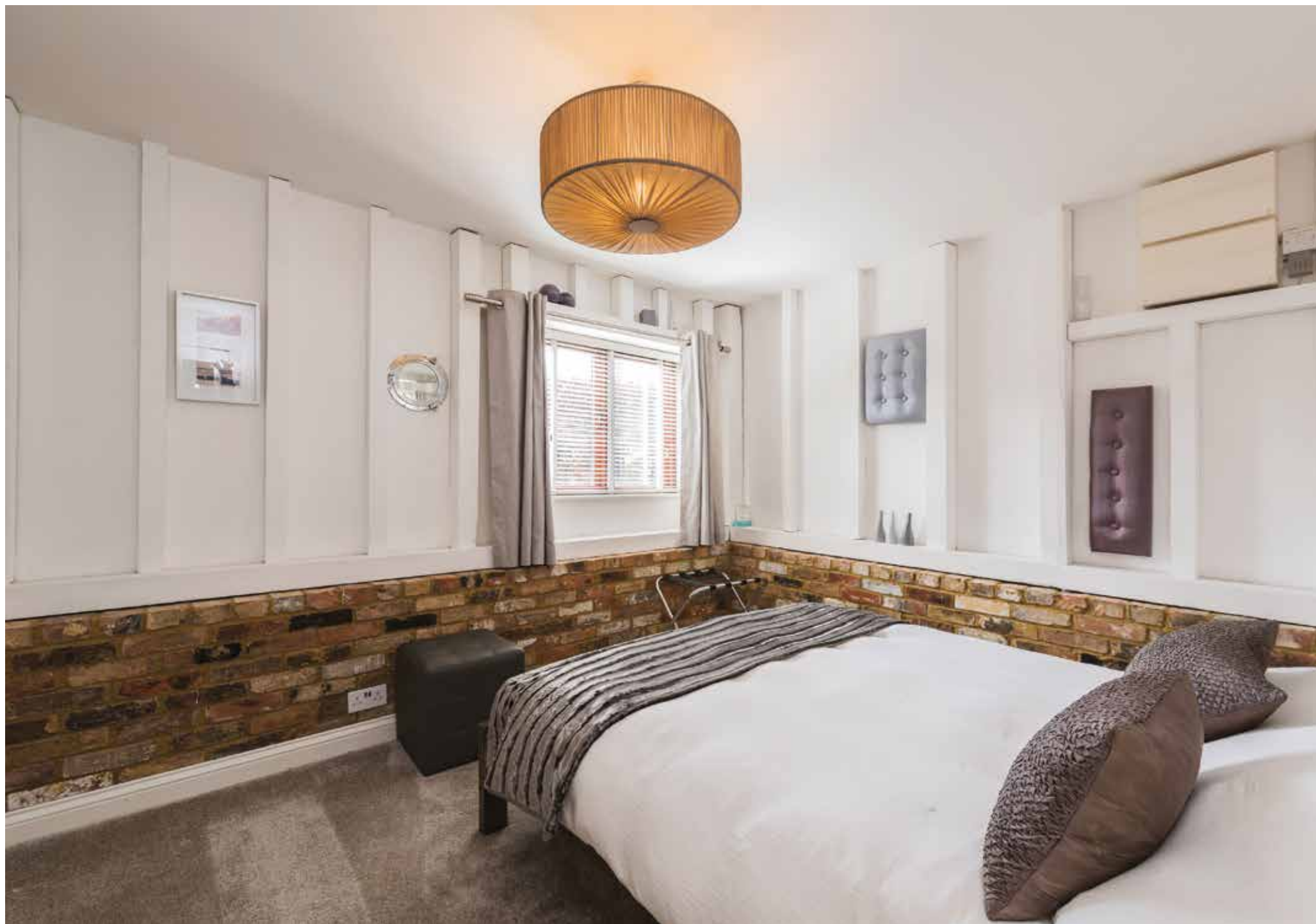
BEDROOM THREE 3.15m x 2.95m

Window to rear aspect. Exposed brickwork. Radiator.

FAMILY BATHROOM Three piece white suite comprising a low level WC, panel bath with shower over and pedestal hand wash basin. Tiled splashbacks. Fired Earth sandstone tiled floor. Heated towel rail.







BEDROOM FOUR 3.00m x 2.45m

Window to rear aspect. Built-in wardrobe. Exposed brickwork and timbers. Fired Earth sandstone tiled floor. Radiator.

BEDROOM TWO 3.30m x 3.00m

Window to side aspect. Built-in wardrobe. Exposed brickwork and timbers. Radiator.



Seller Insight

“Upon first encountering the house, we loved the fact that it was full of character with exposed brickwork and an amazing double height lounge like something out of *Grand Designs*,” say the current owners of this unique barn-style home. “We could see the barn from the road, and driving up the private road it looked beautiful. The village and surrounding area is also exceptionally pretty with rolling countryside.”

“Since moving in,” continue the owners, “we have brightened the whole property by painting all of the doors, skirting board and beams white. We replaced the top floor wooden balustrade with a glass one which lets a lot more light through and adds a modern twist. We have fitted new carpets throughout. We updated the kitchen with new cupboards and wood flooring. Outside, the entire house has been professionally painted we have also undertaken some significant landscaping to the garden including new fencing, gating and general caretaking.”

“The house is quite dynamic and seems to change character from an outdoor house in summer to a really cosy winter house,” say the owners. “We’ve often called it our ‘Christmas house’ and we love it in the winter time with the log fire on. It will also accommodate a very large Christmas tree in the lounge! This is a great entertaining house, always with plenty of room for people to stay over, from summer barbecues to Christmas parties, birthday parties to wine tastings. We have had up to 40 guests in the past and there is still plenty of room for more. Our family and friends really enjoy spending time at the house and it always gets the wow factor.”

The property is conveniently placed for travel and amenities. “The train station is a 7 minute drive away and gets you into King Cross in around 40 minutes,” say the owners. “The centre of Cambridge is less than 20 minutes’ drive away and both Stansted and Luton Airports a 40 minute drive. There is a comprehensive convenience store 2 miles away, Morrisons a 7 minute drive away, and a pub a 15- 20 minute walk from the property via the bridleway to Graveley. There are lots of really nice walks through unspoilt countryside to neighbouring villages and beyond. There is a very good school in the nearby village of Eltisley, with very small class sizes.”

“We have wonderful memories of all of the events which we have been able to have here. We’ve held our daughter’s birthday parties, which included a soft play corner, as well as a look-a-like Elsa with karaoke machine, attended by 15 children and 20 adults; hosted an organised wine tasting; had an annual kids Christmas party with 9 kids and 12 adults.”

“We will miss the villagers and the neighbours, this being a small but very socially active village which is very family orientated. We have regular events throughout the year, ranging from Pie and Pint Nights, Quiz Nights, Jazz in the churchyard, art lessons, safari supper, produce show, Christingle at the church not to mention the Beer Festival at the village hall which takes place every May, as well as a new Gin festival. I’ve been the Yelling village social club secretary for the last 6 years which was a great way to meet people when we first arrived to the village and became involved in village life. I’m going to miss the social aspect of the village and the friends we’ve all made immensely.*

* 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.





“ Our favourite place in the house is the lounge, as it has been a wonderful space to entertain friends and family, as well as being the first place our daughter learnt to walk.”





“ For us the most redeeming thing is the village. There is a true community feel, and everyone cares who you are and how you are. They also know how to party!”

FIRST FLOOR LANDING

Stairs to second floor family room/mezzanine. Exposed timber floor.

CLOAKROOM

Window to rear elevation. Two piece suite comprising a low level WC and pedestal hand wash basin. Tiled splash backs. Exposed timber floor. Radiator. Heated towel rail.





SECOND FLOOR LANDING

Access to loft space. Shelved recess. Exposed timber floor. Door to:

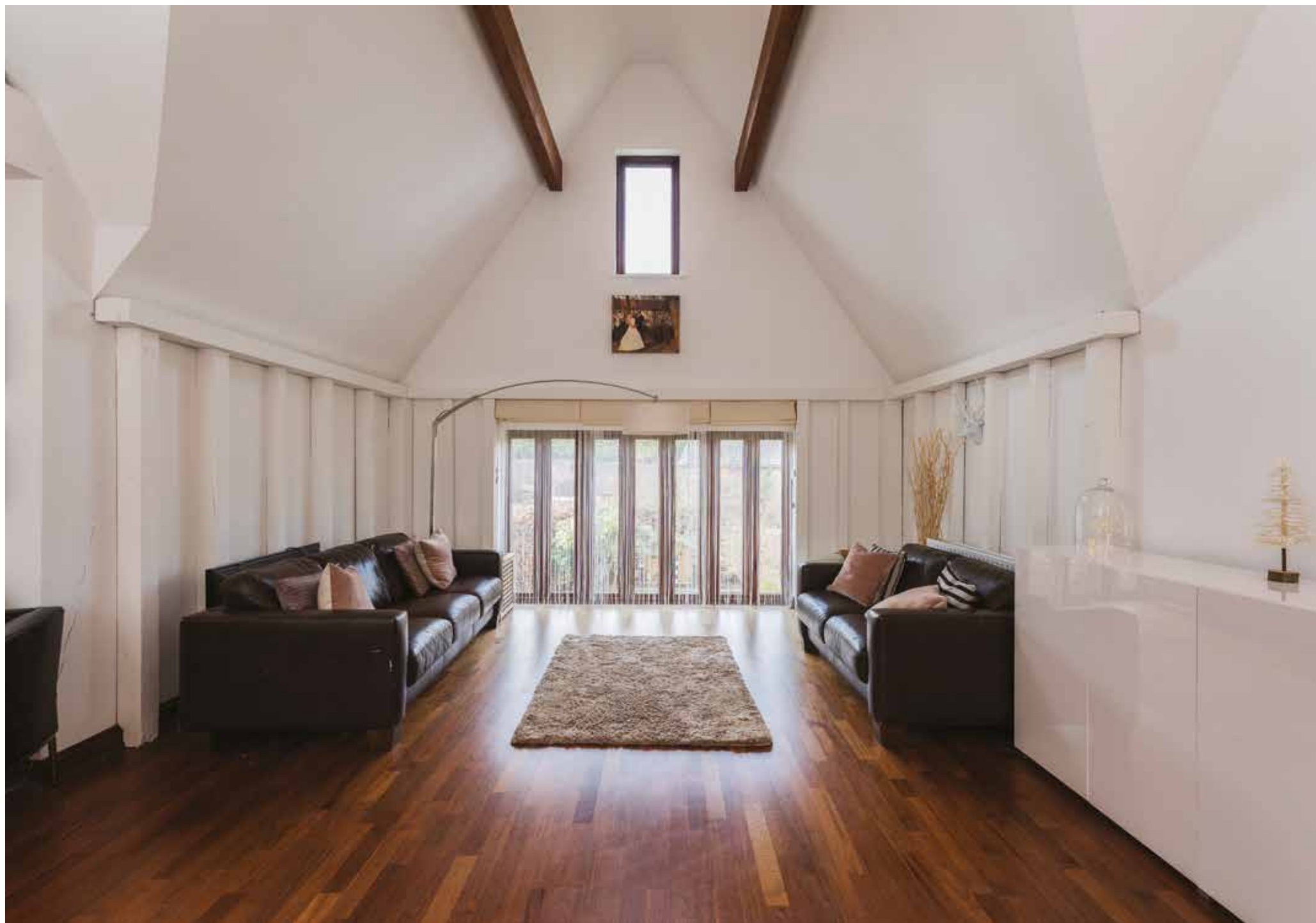
FAMILY ROOM / MEZZANINE 6.70m x 4.50m

Window to side elevation. Exposed timbers to wall and vaulted ceiling. Glass balustrade gallery overlooking living room. Large storage recess. Exposed timber floor. Covered radiator.

DINING ROOM 3.40m x 2.95m

Window to rear elevation. Exposed beams to double-height vaulted ceiling. Exposed timbers to walls. Door to cupboard housing Megaflow hot water tank and oil-fired boiler. Exposed timber floor. Covered radiator.





KITCHEN BREAKFAST ROOM 6.95m x 3.25m

Window to front and side elevations. Fitted with a range of base and wall mounted units with complementary worksurfaces over and breakfast bar overhang with cut-out for freestanding electric oven with ceiling-mounted extractor over. Tiled splashbacks. Inset one and a half bowl sink unit with swan neck mixer tap. Integral 'Smeg' dishwasher. Space for fridge freezer and washing machine. Wood floor. Recessed ceiling lights. Radiator. Door to:

LIVING ROOM 6.70m x 5.75m

Full-height windows to front elevation. High-level window to front elevation. Exposed beams to double-height vaulted ceiling. Exposed timbers to walls. Brick-built open fireplace with exposed brick chimney breast, brick hearth and timber bressumer over. Exposed timber floor. Two covered radiators. Open to:





OUTSIDE

To the front of the property is a garden mainly laid to lawn, fully enclosed by mature hedging with stone path to front door. Established flower and shrub borders. Patio area. The garden wraps to the side, with a gravel seating area. Ornamental pond. Timber shed. Outside tap and lighting.

To the rear there are timber gates leading to a gravelled driveway, offering off-street parking.

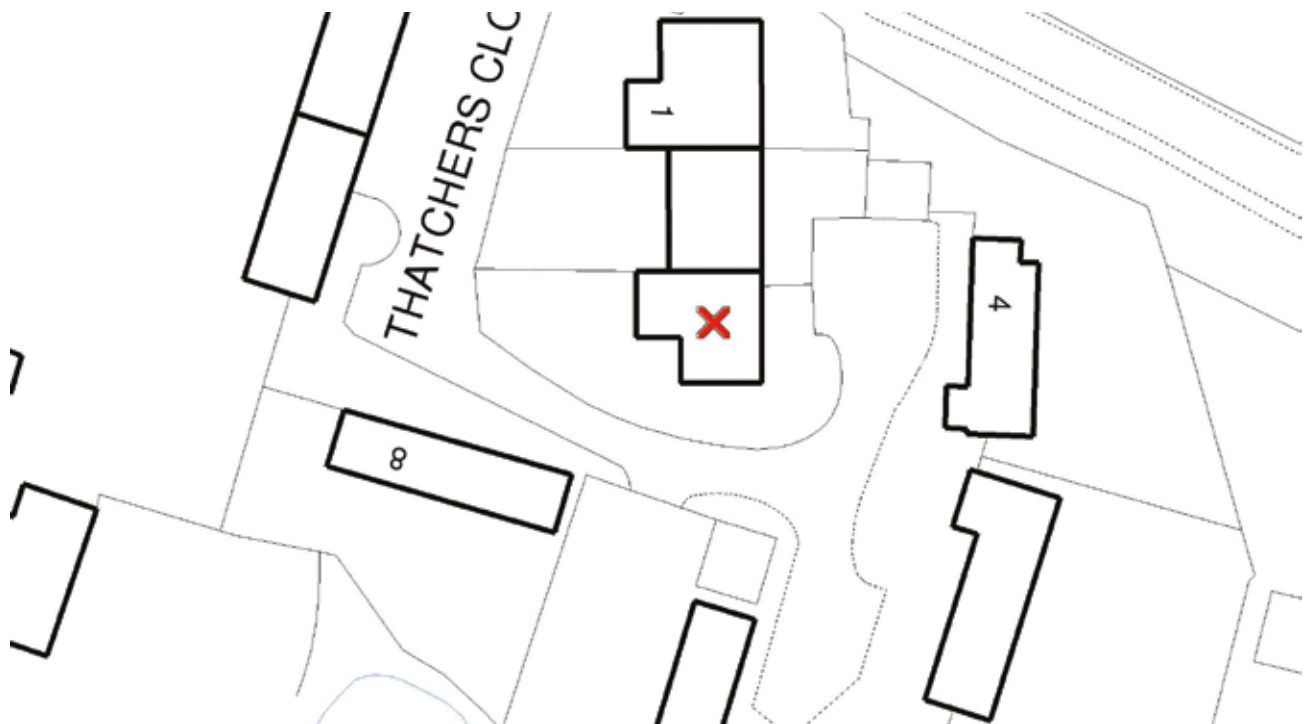
DOUBLE GARAGE 6.15m x 5.35m

Timber double doors to front aspect. Mezzanine storage area. Power and light connected.





“The grounds too are a wonderful place to spend time together. “The garden is perfect for al fresco dinners in the summer, as we have the sunshine until last light. The patio area is secluded and sheltered from any wind, with a sun-shade which we attach between the corners of the house to shade us from the sun and also keep us dry from any summer showers! The outlook from the house is very special and unspoilt – it’s also very quiet as the house is set far back from the road. There is also a really large garage, which is a very old original building, with lovely beams.”



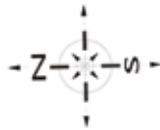
FURTHER INFORMATION

Date built: circa. 1997
Oil-fired boiler
Road shared by all owners

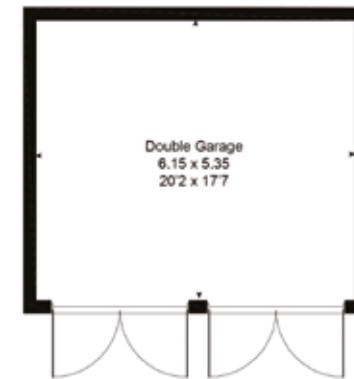
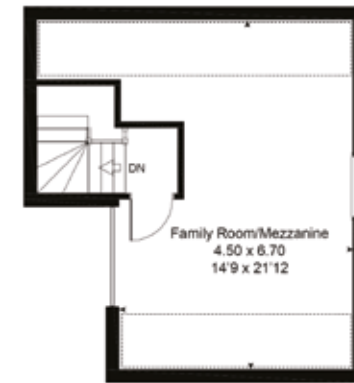
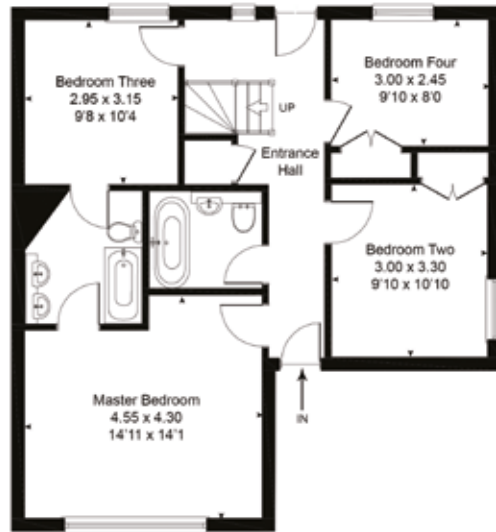
- Barn-Style Family Home
- Four Double Bedrooms
- Two Bathrooms
- Open Plan Living Dining Room
- Mezzanine Family Room
- Kitchen Breakfast Room
- Front and Rear Enclosed Gardens
- Double Garage & Off-Street Parking
- Private Cul-de-Sac
- Good Commuter Links



3 Thatchers Close, Yelling, St. Neots PE19 6SH
 Approximate Gross Internal Area = 180 m² / 1937 ft²
 Double Garage = 33 m² / 355 ft²
 Total = 213 m² / 2292 ft²



= Reduced headroom below 1.5m / 5'0"



Outbuilding (not shown in actual location or orientation)

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 © 2018



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THE FINE & COUNTRY
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