



EH

EXQUISITE
HOME

FULL OF CHARACTER

The village of Willingham in south Cambridgeshire is twelve miles northwest of Cambridge itself, a thriving and close-knit community. It has three pubs, a primary school, fish and chip shop, bakery, a library, doctor's surgery with pharmacy, a Post Office, village green and children's play area. The guided busway into Cambridge leaves from Northstowe two miles to the south and the village sits roughly equidistant between the A14 and A10.

At the very heart of the village is this remarkable Grade 2 listed property, Bourneys Manor House. Arranged over three floors, plus a cellar. It was originally thatched and believed to have been a Hall House, surrounded by farmland when it was first built. The date of the construction may have been 1696 as depicted on an original gilded plaster plaque or this may have been when it was extensively remodelled. The workshop to the right of the building now stands on the footprint of an old brewery. The entire building is simply steeped in history. The farmhouse has been in the family for around 100 years and has a significant number of original features, including inglenook fireplace, exposed timber beams in many of the rooms.





A gravelled drive leads to the back of the house via a five-bar gate where parking for around 3 cars can be found. The front door leads into the charming terracotta tiled hallway with the door leading down into the cellar. It features an original brick staircase and floor and is used as a wine cellar and storage as it maintains a constant temperature all year round.

The staircase rising to the first floor can be shut off with an original ledged door. The sitting room leads off to the left, flooded with natural light pouring through the bay window and with an original brick fireplace with wood burner and exposed beams. There is a large alcove either side of the fireplace, one houses a log store, also a built-in cupboard to the left of the fireplace. The owners use this room as the main family space for watching TV, reading, playing board games and socialising. It leads into an attractive L-shaped study with encaustic brick-style tiles, which is used as a home office. It has coat pegs and the backdoor which leads into the garden. The smart three-piece family bathroom leads off the study, with glossy white subway tiles, a bath and a shower over.

The boot room, with fitted shelving is at the very back of the house and would make an ideal place for bringing on seedlings and overwintering plants. The connecting door on the right leads to the Old Dairy with the original brick floor, this was used to make cheese in former centuries. It also features an original lattice window and a window with a stained-glass panel. This is currently used for storage.

The kitchen/Dining Room features hand painted and distressed pitch pine doors on the cabinets, a Belfast sink and integrated drainer, a Leisure rangemaster with a double electric oven and gas hob, pretty grey and white tiles behind the hob and an extractor hood as well as the original wooden floor. There is a tiled and shelved pantry to the right of a aol glazed tile fireplace. There is ample room for a table and chairs and the family use the kitchen for eating in every day. To the right of the hall is another reception room, also with a brick inglenook fireplace featuring the dated plaque, together with a log burner and exposed beams. The ground floor accommodation is completed by the laundry room which has plumbing for a washing machine. There is also a large cupboard, a Belfast sink and plenty of storage.





“Exposed Beams and Original Charm”



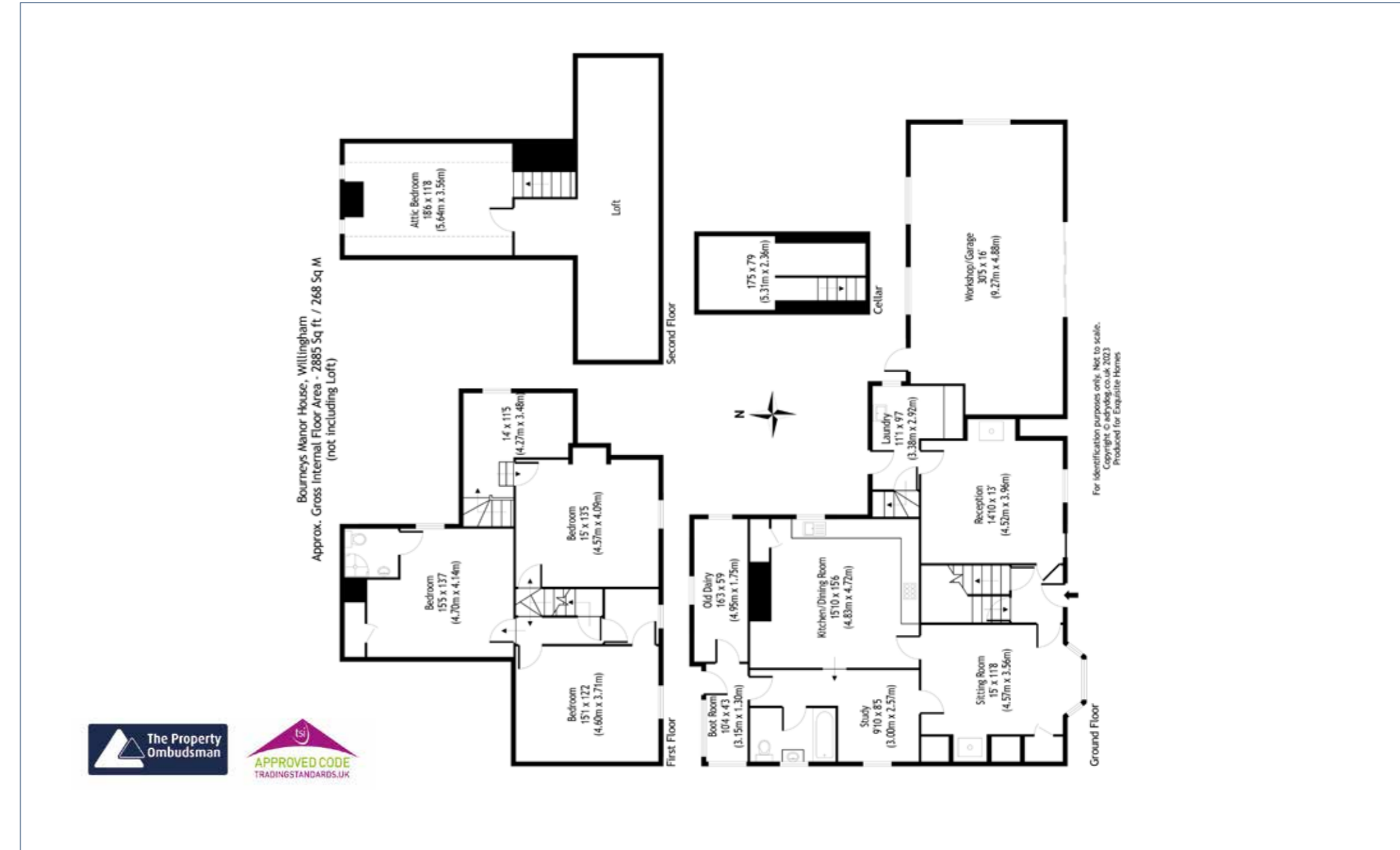
The staircase leads to the first floor to 3 bedrooms and a small area that can accommodate a bookcase. The principal bedroom has an ensuite shower room, whilst the second bedroom has the original oak floorboards and beams. The third bedroom is a charming space with exposed beams, and brick chimney breast with a bressummer beam, formerly a fireplace and is awash with original features. A quaint door leads from this room into a small room which has enough room for a single bed and has previously been used as a playroom and office. When the owners children were younger it was often used for sleepovers. The second staircase from the laundry room leads from this area. The second floor with its pitched roof and exposed beams houses a 5th bedroom as well as loft space.

LOCATION

Beyond the small lawn at the rear of the house is another larger piece of garden, laid to lawn, encircled with a privet hedge and with a fruitful greengage tree, lilacs, a laburnum, shrubs and bamboo giving colour, texture and fragrance. To the right of the house is the integral workshop/garage which could easily be used to house more cars. However, with the correct planning permission in place, it could equally be converted into a third reception room, or even an en suite ground floor bedroom.

At the very heart of a well-served and thriving village, this charming period home is awash with original features, offers a cosy, welcoming and versatile interior and is within walking distance of all of Willingham's amenities. As a listed building, changes to its structure and configuration require the owners to go through the correct channels, but there is potential to extend and increase the accommodation. Cambridge is only a short distance away, ideal for shopping, leisure and culture activities. The transport links are excellent, making this property the perfect place for anyone who needs to commute to work, but equally, ideal for those who work from home. The lovely south Cambridgeshire countryside is all around and offers plenty of opportunities for running, hiking and dog walking.

This house may well have been constructed seven centuries ago and yet with its comfortable and roomy interior, it is now the perfect twenty first century dwelling.



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