



*Lodge Farm*

Shelton | Bedfordshire | PE28 0NU



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**TOM HOBDAY**<sup>KW</sup>  
EQUESTRIAN PROPERTY SPECIALIST

# Lodge Farm

'Lodge Farm is in a beautiful area of the North Bedfordshire countryside with outstanding views and amazing wild life. When we first saw it, we knew what a wonderful equestrian property it could become...'



## Lodge Farm Shelton | Bedfordshire



6 BEDROOMS



5 BATHROOMS/WC



7 STABLES



20 ACRES

Through electric gates and down a long sweeping gravel drive, Lodge Farm sits peacefully within its surroundings. Nestled within in it's own private grounds with a large pond and mature orchard, the property offers a very warm welcome.

The accomodation comprises of an old farmhouse and adjacent barn that have been lovingly restored and extended. The ground floor of the original barn features an impressive living room filled with natural light by the floor to ceiling windows. A log burner takes pride of place at the end of the room and a spiral staircase leads up to two of the bedrooms. Separated by oak and glass doors is another reception room which could be used as a dining room or snug.

Across the hallway into the single-storey part of the property, is a large kitchen/breakfast room featuring an AIMS AGA with integrated electric module, freestanding units and an island providing ample workspace. Bifold doors lead out onto the terrace with views over the outdoor school and grounds beyond. A well-sized utility/laundry room with extensive built-in storage is accessed from the kitchen.









A corridor from the kitchen/breakfast room leads to two generous double bedrooms, one of which benefits from an en-suite. There is also a family bathroom, a WC and a large study or further bedroom. All three rooms have doors opening onto the terrace at the back of the property.

The main staircase situated in the hallway leads up to three spacious double bedrooms, one with en-suite and the other two benefit from a large Jack and Jill bathroom. These two bedrooms are currently being used as the master and dressing room and can be accessed by a separate spiral staircase. Both feature large skylights which flood the rooms with natural light.

The gardens and grounds surrounding the property have been very well kept. The majority of the gardens are laid to lawn with mature shrub and flower borders to the rear of the property alongside the terrace and outdoor school. There are a vast number of mature trees including a large amount of impressive Eucalyptus. There is also a tennis court which has been well maintained with views out across the North Bedfordshire countryside. The property is very private with no direct neighbours and sits at the end of a no-through road.

Lodge Farm is an exemplary blend of old and new. The property has been decorated tastefully throughout using Farrow & Ball and is presented immaculately. The natural light filling each and every room gives the house an incredibly warm and welcoming feel and the character features have been cleverly highlighted inside and out.













## The Cottage



2 BEDROOMS



2 BATHROOMS/WC

A number of the cottage's original character features have been maintained while being lovingly updated to provide impressive self-contained accommodation. In addition to being an ideal residence for family, guests, or staff, the cottage could also generate additional income as a holiday rental, assuming that the proper legislation is adhered to.

The cottage has front and rear entrances, and the main house is accessible through the kitchen/breakfast room. On the ground floor, the property comprises a good-sized living room, a spacious entrance hall, a utility room and a large kitchen/breakfast room featuring a recently upgraded freestanding kitchen and a Total Control AGA with integrated electric module. Two double bedrooms are located upstairs, as well as a large family bathroom, and the eaves have been utilized as storage space.





Lodge Farm is situated on the outskirts of Shelton, a peaceful village in North Bedfordshire. Surrounded by farmland but just a short distance from St. Neots Railway Station, which offers a high-speed service to London King's Cross, Lodge Farm is ideal for commuting into the city.



Kimbolton 6.5 miles



Rushden 8.6 miles



Keysoe Equestrian Centre 9.6 miles



St. Neots 14.4 miles



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EQUESTRIAN PROPERTY SPECIALIST







*'Not only is it an amazing space  
for horses and pets but the house,  
cottage and gardens are fantastic  
to welcome friends and family.'*





## Equestrian Facilities



7 STABLES



20 ACRES

Lodge Farm is every horse enthusiast's dream. The horses are a stone's throw from the house, the arena can be viewed from the kitchen and the terrace beyond and there are acres of green fields for the horses to enjoy.

The facilities at Lodge Farm were redeveloped in 2017 to a very high standard. The five Monarch stables are of a very good size and all feature automatic drinkers and rubber-matted flooring. There are a further two smaller pony stables which are currently used for storage and a feed room. There is a generously sized utility/washing room on the ground floor of the barn with the addition of a further tack room and utility upstairs. Above the stables is also a very spacious room which is currently used as additional storage but could be utilised as a gym or games room. The barn also includes a purpose built wash down/grooming bay and a substantial hay storage barn and shavings storage both with easy vehicular access.





An impressive outdoor school measuring 20 x 60 meters sits adjacent to the main house and stables and offers sweeping views of the surrounding countryside. The 'Competition Standard - Ecotrack' surface has been provided by Martin Collins.

The land nearest the stables is divided into 6 Tornado fenced paddocks accessed by a hardcore track topped with grass mats. The paddocks can be divided into 10 turnout areas, each with gates and grass matted entrances, all of which have automatic water troughs. There is also a large area of land currently used as a hay field which could be used for additional grazing. There is a dedicated track from the stables, around the perimeter of the paddocks and through the additional land. This makes for a wonderful hacking track or a peaceful way to cool down after a schooling session. Lodge Farm sits on 20 acres in total.

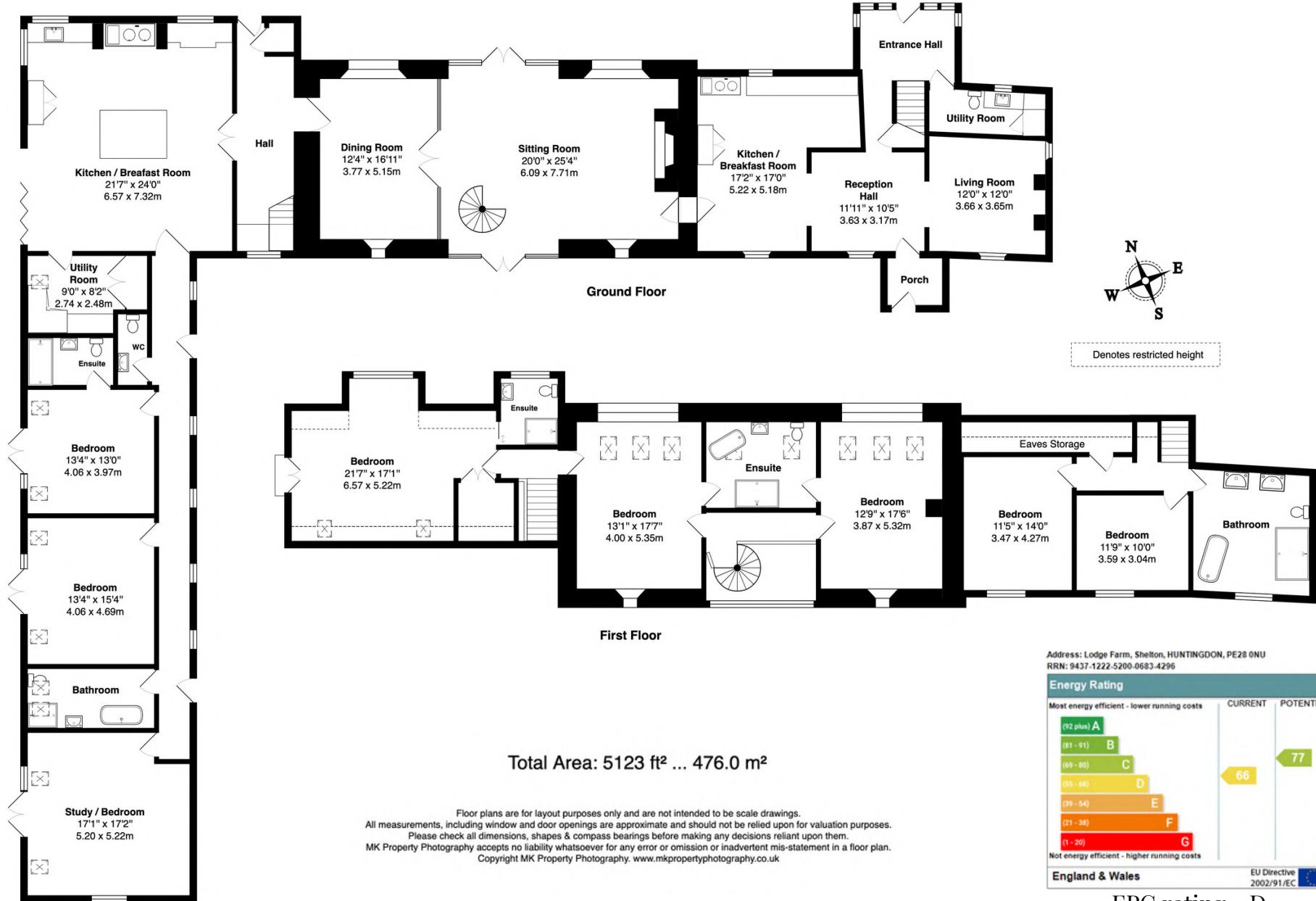
There is also a large metal storage barn which is used as a workshop. There is plenty of parking for cars, horseboxes and trailers on the gravel driveway and there is convenient vehicular access to the stables, fields and arena. There is a public footpath along the east boundary of the property for a short distance but the owners have fenced a dedicated path to maintain privacy.







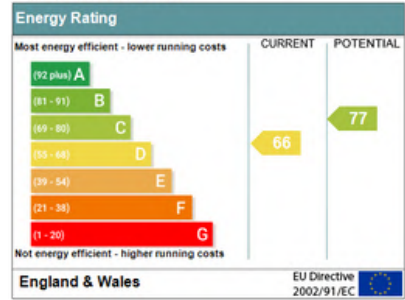




Total Area: 5123 ft<sup>2</sup> ... 476.0 m<sup>2</sup>

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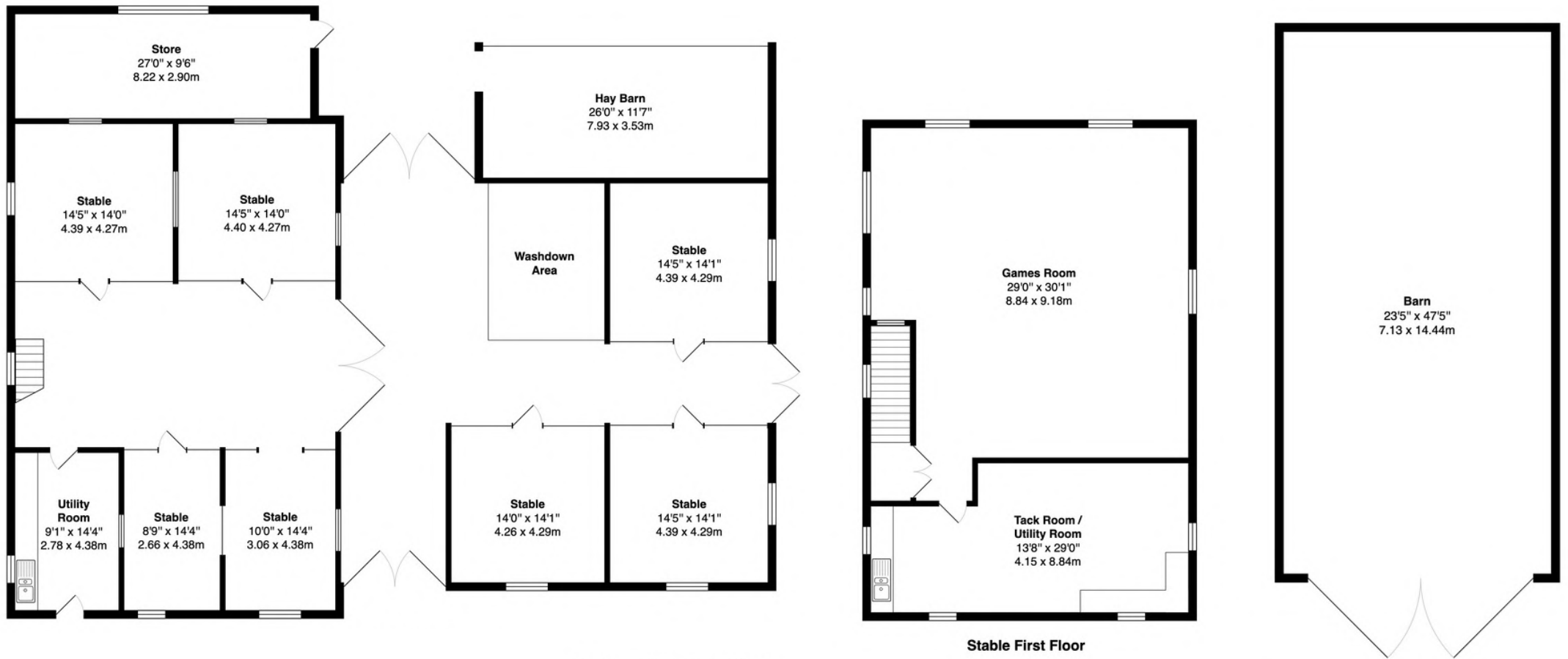
Address: Lodge Farm, Shelton, HUNTINGDON, PE28 0NU  
RRN: 9437-1222-5200-0683-4296



EPC rating - D



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Total Area: 5721 ft² ... 531.5 m²

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MAIN HOUSE

COTTAGE

OUTDOOR SCHOOL

TENNIS COURT

STABLES



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