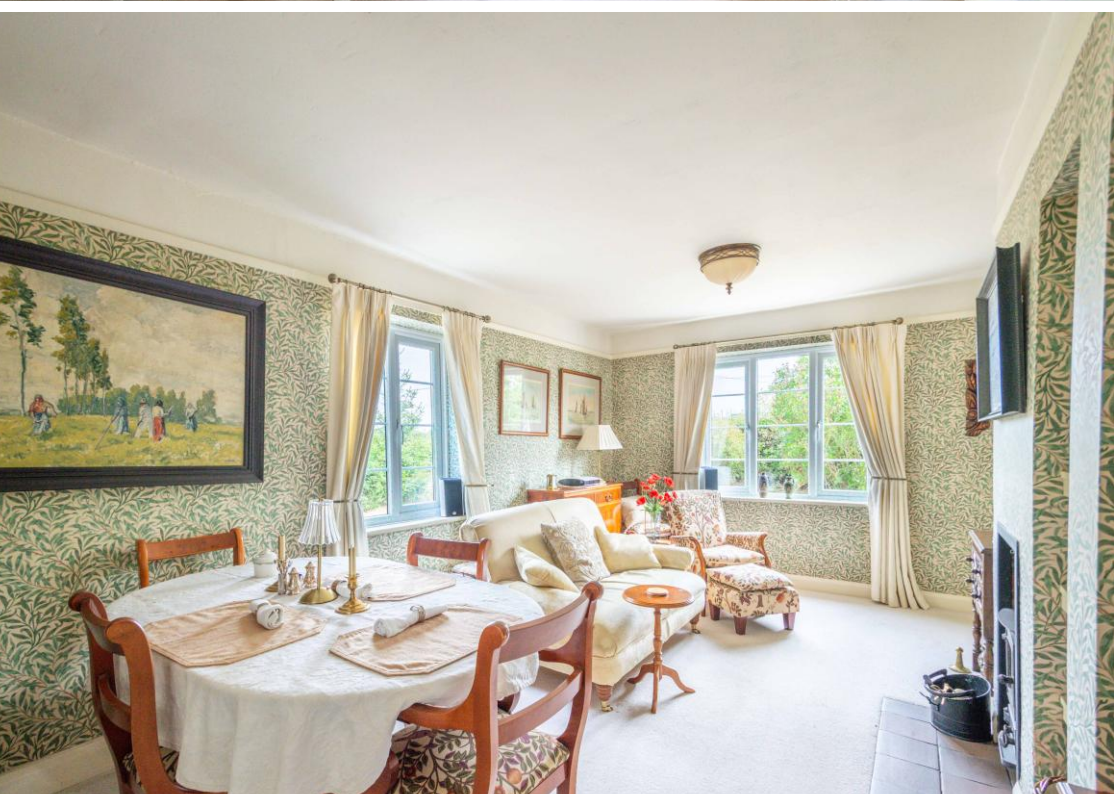
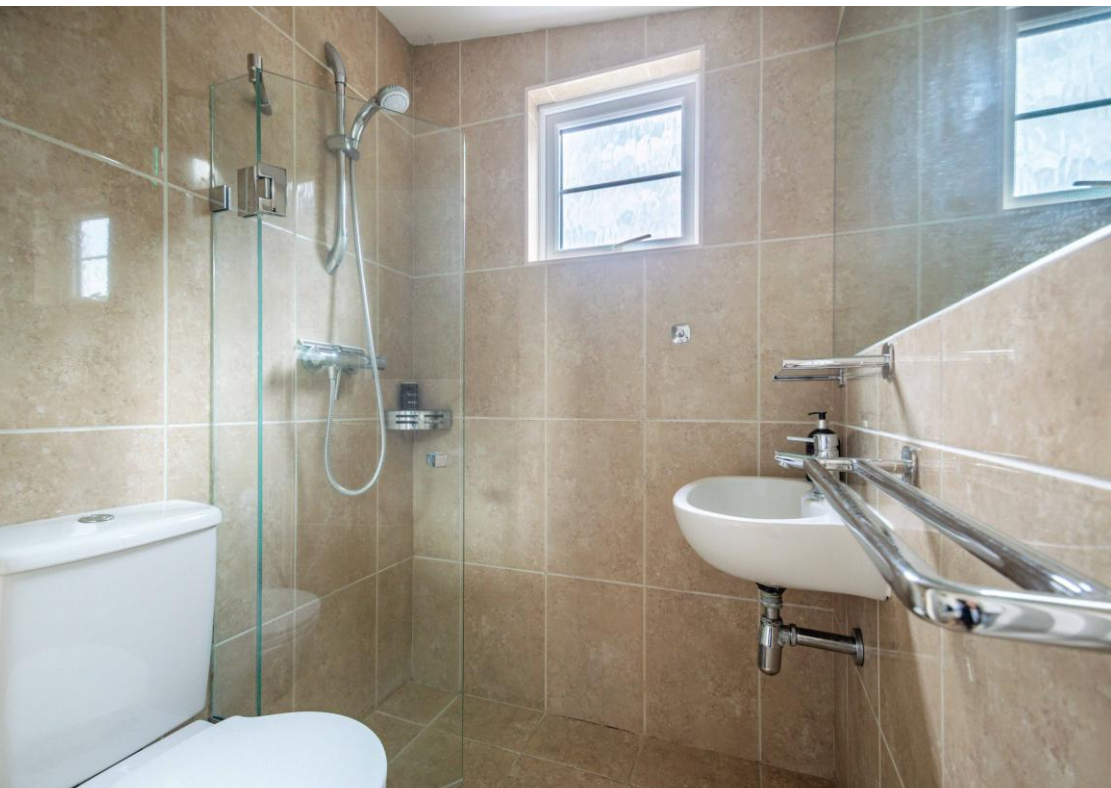




Fairlands,
Great Abington

DAVID
BURR





Fairlands, 50 North Road, Great Abington, CB21 6AS

The charming village of Great Abington is nestled in picturesque countryside just south of Cambridge, offering an ideal blend of rural tranquility and easy access to the city. Situated along the banks of the River Granta, the village enjoys a peaceful setting while benefiting from proximity to Granta Park and excellent transport links via the A11 and nearby Whittlesford Parkway station. Great Abington boasts a thriving community with amenities including a well-regarded primary school, village shop, church, and public house, making it an attractive location for families and professionals alike.

Equestrian opportunity. A beautifully presented two-bedroom cottage offering the potential for enlargement set within 8.6 acres with a range of outbuildings and equestrian facilities within easy reach of Cambridge. Thoughtfully updated by the current owners, the property offers excellent potential for enlargement as well as the development of an additional dwelling (subject to planning) and features a large barn incorporating stables, separate stable block, all weather arena and extensive grounds incorporating gardens, parking and paddocks.

A detached, unlisted cottage with a range of outbuildings set within 8.6 acres with excellent access to Cambridge.

Entering via bifold doors to the rear:

Ground Floor

SUN ROOM A light-filled space overlooking the landscaped rear garden, with doors opening directly outside — ideal for year-round enjoyment.

KITCHEN/BREAKFAST ROOM Beautifully updated by the current owners, featuring a range of fitted base and wall units with quartz worktops, island with induction hob and downdraft extractor, and an inset butler sink. Integrated appliances include a double oven, microwave, dishwasher, and full-height fridge. Triple aspect windows provide excellent natural light, and there is useful understairs storage. Door to:

SITTING/DINING ROOM A comfortable and well-proportioned room with windows to two aspects and an inset wood-burning stove. Staircase rising to the first floor.

UTILITY Useful cupboard with plumbing and space for laundry appliances, along with additional storage.

CLOAKROOM/LARDER With side-facing window, this versatile space is ideal as a boot room or for further storage.

SHOWER ROOM Fully tiled walk-in wet room with shower, WC, hand wash basin, and window to the side aspect.

First Floor

LANDING With rear aspect window, airing cupboard, and access to:

BEDROOM 1 A spacious double bedroom with fitted wardrobes and a side-facing window.

BEDROOM 2 Another well-sized double room with extensive fitted wardrobes and window to the side.

BATHROOM Fully tiled and fitted with a panelled bath with shower attachment, WC, hand wash basin, and heated towel rail.

Outside

The property is situated along a quiet, single lane and is approached by an extensive gravel driveway providing parking and turning for several vehicles, in turn leading to the outbuildings and paddocks. Lawned gardens surround the property with a south facing paved terrace ideal for al fresco entertaining.

Fairlands, 50 North Road, Great Abington, CB21 6AS

The barn

A substantial, timber framed barn currently configured as stables, feed store and hay barn with central open yard, light and power connected.

The stable barn

Offering stables, tack room and storage with light and power connected.

Equestrian facilities

Beyond the barns is an **ALL-WEATHER ARENA** leading to the paddocks which are divided by post and rail fencing with the grounds in all measuring 8.6 acres.

Planning potential

The property previously benefitted from planning permission to extend the house by approximately 50% which has since lapsed. In addition, there is precedent along the lane to create an additional dwelling on the stables side of the plot, subject to the necessary planning consents.

SERVICES Oil-fired Rayburn and log burner. Mains water. Private drainage. Mains electricity connected. Shower room and garden room fully insulated with underfloor heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY South Cambridgeshire District Council

COUNCIL TAX BAND E. (£2,857.31 per annum)

EPC G.

TENURE Freehold.

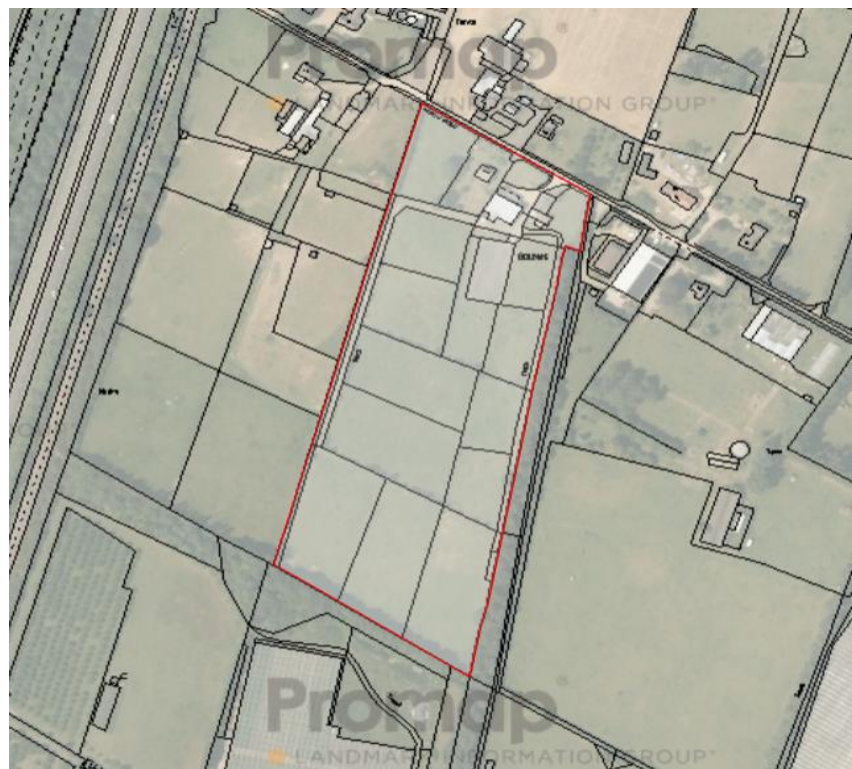
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 42 mbps download, up to 8 mbps upload.

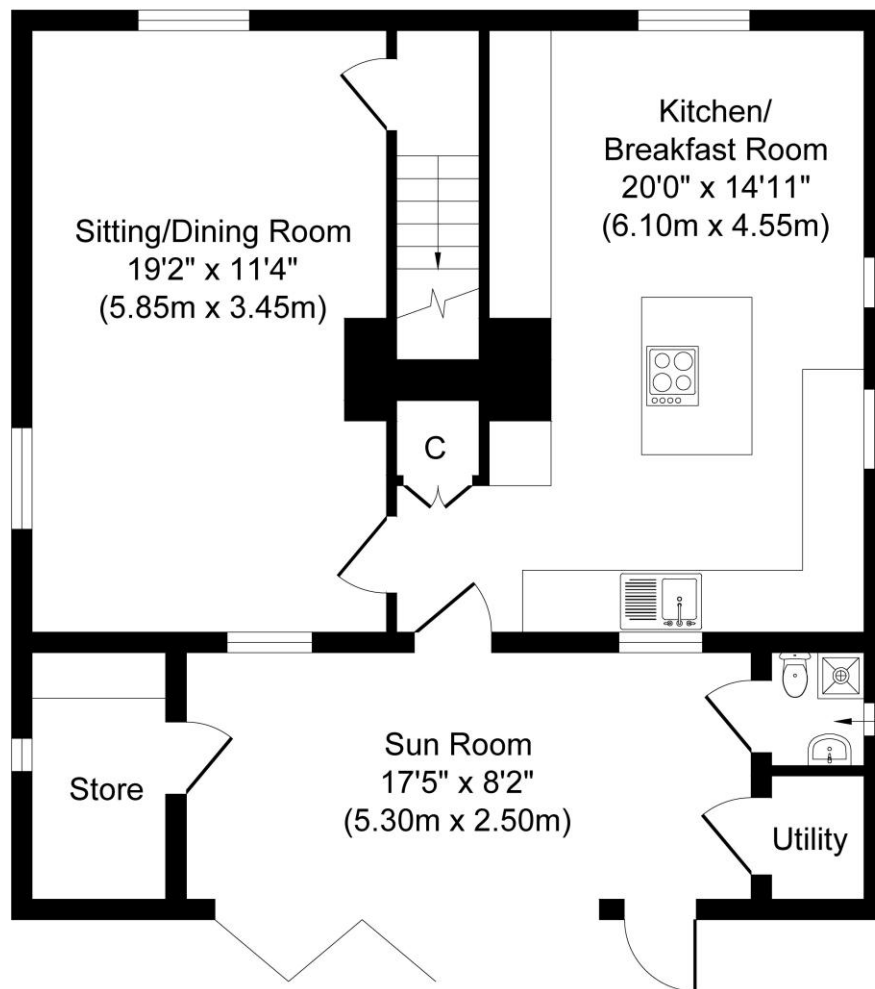
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS structure.rainwater.unscrew

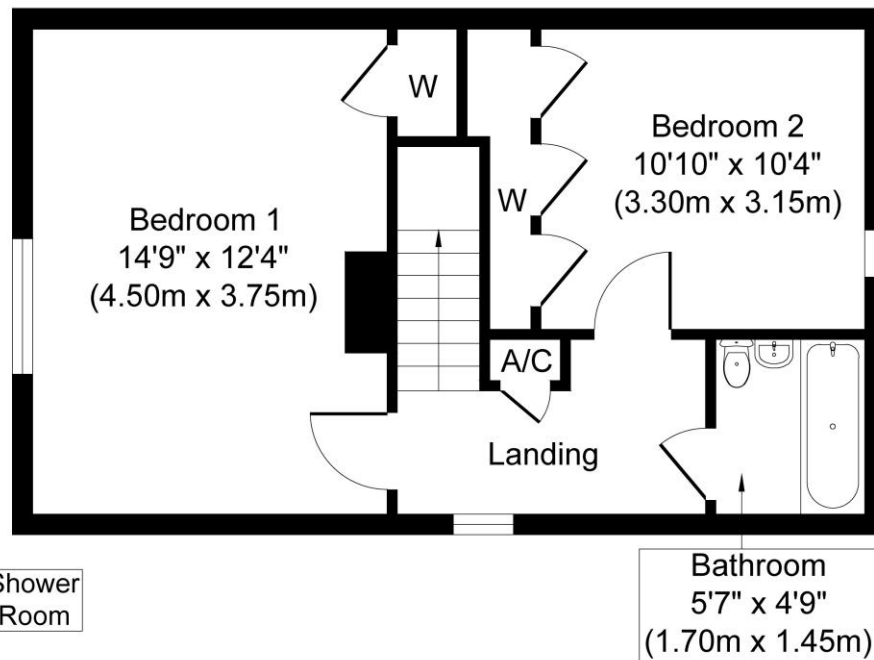
VIEWING Strictly by prior appointment only through DAVID BURR.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Ground Floor
Approximate Floor Area
737 sq. ft
(68.44 sq. m)



First Floor
Approximate Floor Area
411 sq. ft
(38.21 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com





