

# HORSEHEATH LODGE



Linton, Cambridge



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*Linton 2 miles, M11 Motorway (Junction 9A) 9 miles, Whittlesford Parkway 10 miles (trains from 60 minutes to London Liverpool St),  
Cambridge 14 miles (trains from about 50 minutes to London Kings Cross), Stansted Airport 23 miles, Central London 60 miles*

*(All distances and times are approximate)*

## STRIKING COUNTRY HOUSE SET WITHIN BEAUTIFUL PARKLAND

Grade II Listed House with 4 Reception Rooms, 7 Principal Bedrooms, 4 Bathrooms and 3 Bedroom Staff Annexe

Stunning Gardens and Lawns, Walled Kitchen Garden, Loggia Dining Area,  
Front and Rear Drives, Grass Tennis Court, Period Outbuildings, Stores and Garaging

Stable Yard with modern and traditional Farm Buildings,

3 bedroom Farmhouse,

2 bedroom Lodge Cottage,

2 Detached Cottages, 2 Semi-Detached Cottages

Parkland, Pasture, Farmland and Woodland

**IN ALL ABOUT 189 ACRES**

**Available as a whole or in lots**

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*YOUR ATTENTION IS DRAWN TO THE IMPORTANT NOTICE ON THE LAST PAGE OF THE TEXT.*



## VIEWING

Strictly by appointment with the sole selling agents Savills. If there are any points which are of particular importance to you, we invite you to discuss them with us before travelling to view the property.

## DIRECTIONS (Postcode CB21 4PT)

### *From the M25/South*

Leave the M25 at Junction 27 and exit onto the M11 towards Harlow/Cambridge. At Junction 9 on the M11, take the A11 towards Newmarket. Signposted after 3 miles turn onto the A1307 Haverhill & Cambridge. At the roundabout, take the 3rd exit onto A1307 heading to Haverhill. Continue to follow the A1307 for about 4 miles passing through the village of Linton. After Linton the road divides into dual carriageway, after half a mile the entrance to Horseheath Lodge can be found on the left hand side, beyond a short slip road.

### *From the M11/North*

Leave the M11 at Junction 10 and then at the roundabout take the first exit onto the A505. Continue over the next two roundabouts and the road merges with the A11. Remain in the left hand lane and proceed up the slip road onto the 'Fourwentways' roundabout taking the 3rd exit onto A1307 heading to Haverhill. Directions then as from the M25 south. Continue to follow the A1307 for about 4 miles passing through the village of Linton. After Linton the road divides into dual carriageway, after half a mile Horseheath Lodge can be found at a turning on the left hand side.

## SITUATION & LOCAL AMENITIES

Horseheath Lodge is situated in an attractive valley within the parish of Horseheath, a beautiful pocket of countryside on the Cambridgeshire/Suffolk border near the

villages of Horseheath (1.5 miles), West Wickham (2 miles), Linton (2 miles) and Withersfield (5 miles). Saffron Walden is 8 miles to the South, the equestrian town of Newmarket is 13 miles to the North and the "high tech" university city of Cambridge is 13 miles to the North West. The main house itself is approached via a long impressive drive and sits in the middle of its own land.

Day to day shopping can be found in Saffron Walden which also boasts an art gallery, cinema and leisure centre, whilst Cambridge offers a comprehensive selection of shops and services including upmarket supermarkets, restaurants and specialist shops. The city also has a theatre, cinema, art gallery, extensive cultural and recreational amenities and the world leading Cambridge University.

### *Transport links:*

**By Rail:** Whittlesford Parkway – 10 miles (trains from 60 minutes to London Liverpool Street)

**By Air:** Stansted Airport – 23 miles (trains from 46 minutes into London Liverpool Street)

**By Road:** A11 – 6 miles, A14 – 14 miles, M11 (Junctions 9a & 10) – 11 miles & 10 miles respectively, M25 – 46 miles, central London – 60 miles.

### *Schools:*

A wide range of independent schools are available in Cambridge, including the renowned King's College, St John's College, Perse Girls and Perse Co-Ed. Saffron Walden offers Dame Johanne Bradburys and the Friends School. There are local state schools at Linton and various other independent schools are also readily accessible such as Oundle, Uppingham, Felsted and The Leys.

### *Leisure and sporting Facilities:*

A Sports centre and other sporting amenities can be found at Linton Village College.

There are extensive facilities in Saffron Walden including the Lord Butler Leisure Centre and golf can be played at The Gog Magog Golf Course on the edge of Cambridge and Haverhill Golf Club.



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## HISTORY & ARCHITECTURE

The mansion house dates from 1815 and was built for Stanlake Batson, a racehorse trainer. 'Plenipotentiary', the winner of the 1834 Derby was bred and trained here. The house was originally a Jacobethan style property of three storeys in height. The house was reduced in size after the Second World War with the removal of the top floor and the elevations were "Georgianised".

Horseheath Lodge is a Grade II listed mansion house constructed of Cambridge Brick under a renewed slate roof, with elegant internal proportions, high ceilings and natural light from floor to ceiling sash windows in the principal rooms on the ground floor and large sash windows in the first floor bedrooms.

## SUMMARY

Horseheath Lodge has recently been refurbished to a very high standard and is set within formal parkland. The surrounding land has been landscaped to provide a wonderful setting for the main house. It is very rare to have the opportunity to acquire an estate of this magnitude, so close to Cambridge providing such generous annual income.

The substantial yet manageable Grade II listed 7 bedroom country house has an excellent balance of formal reception rooms and family rooms. The ancillary accommodation includes a staff annexe, 5 self contained cottages, a modern farmhouse, superb equestrian facilities, garaging, period and modern outbuildings, a walled garden, greenhouse, stores, productive farmland and offers potential sporting opportunities.







- LOT 1 -  
**HORSEHEATH LODGE**  
(80 Acres)

The House is approached via a white gate beside Lodge Cottage down a long drive sweeping through the parkland and arriving at a large gravel parking area to the front of the house.

A stone step leads up to the front of the house where a large oak front door leads into the Reception Hall. The interior of the house is adorned with period features throughout and radiates character and charm, whilst the flow of the house from one room to another is remarkable for a property of this size.

A Living Control System has been fitted in the majority of the principal rooms with fitted speakers in the ceilings of these rooms.

*Ground Floor:*

The front door opens into the imposing Reception Hall providing direct access to the main Staircase leading to the first floor galleried landing lit by a large glazed lantern. Four further doors lead off the Reception Hall into the main ground floor rooms comprising:

The grand Dining Room with elaborate panelling, dado rail, open fireplace, working shutters and excellent views over the lawns to the front of the house.

Opposite is the Drawing Room, a well proportioned south facing room positioned to benefit from natural sunlight. With bay window, working shutters, and large open fireplace with marble surround flanked by bookshelves on both sides.





The **Study/Playroom** is entered through a door leading off from the Entrance Hall, a light room benefitting from the morning sun. French Doors lead out to a terrace on the eastern side of the house. The room also benefits from fitted shelving, cupboards and an open fireplace with Victorian grate.

The stunning, oak floored **Sitting Room** has a large bay window providing a vista of the lawns at the back of the house. Two French windows with shutters and a further French door lead on to the **Loggia Dining Area** and there is a large fireplace with marble surround.

The **Kitchen** is at the heart of the house, it has been fitted with a range of handmade units with green granite working surfaces

incorporating a shelved larder unit. Integrated appliances include a Bosch electric oven, 4 oven Aga with two ring ceramic hob, Bosch dishwasher and deep glazed ceramic sink with waste disposal unit. The room has a limestone floor and French doors out to the terrace.

Further along the **Inner Hall** a number of rooms are found, including the **Cloakroom**, **Office**, **Boot Room**, **Scullery** and **Flower Room**, also accessed from here via a back staircase.

### *First Floor*

The Staircase leads up to a light, well-appointed **Galleried Landing** giving access to;



The **Master Bedroom Suite** is located in the Southern corner of the house over the Drawing Room with wonderful views over parkland to the East and West and an open fireplace. The **Dressing Room** is fitted with a range of wardrobes with mirrored panels and links directly through to the **En-suite Bathroom** with free standing oval bath, walk-in shower, twin basins, WC, marble tiled floor with underfloor heating and heated towel rail.

**Bedroom 2** and **Bedroom 3** are fitted with built-in wardrobes, open fireplaces, and working shutters and have commanding views to the South and East. **Bedroom 4** benefits from a walk-in cupboard, open fireplace and working shutters and views over the grass Tennis Court.

Next door is a further **Bathroom** with travertine flooring, underfloor heating, a large walk-in shower, twin wash basins and WC.

**Bedroom 5** has an open fireplace flanked by a built in cupboard. **Bedroom 6** has an open fireplace with wonderful views to the front of the house. The shared **Bathroom** for these bedrooms has a polished granite tiled floor, underfloor heating, free standing bath with shower mixer over, WC and a pedestal basin.

**Bedroom 7** can be found further along the landing with a large shelved cupboard. The **En Suite Bathroom** has a panelled bath with a shower mixer, WC, bidet, pedestal wash basin, heated towel rail and a fireplace with a Victorian grate and Marble surround.

### *Cellars*

The Cellars extend beneath much of the ground floor, comprising a series of rooms connected by barrel vaulted brick "tunnels" including 2 wine cellars with brick bins, a **Boiler Room** with twin oil fired boilers and stores.



# HORSEHEATH LODGE

Gross internal area (approx.):-

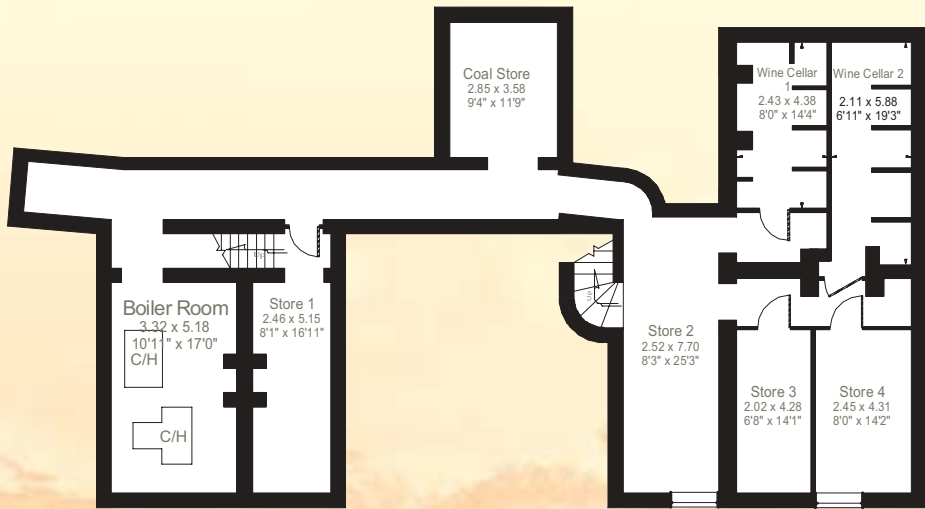
House: Gross Internal Area 675 m<sup>2</sup> (7,265ft<sup>2</sup>)

Annexe: Gross Internal Area 120 m<sup>2</sup> (1,295 ft<sup>2</sup>)

Quoted Area Excludes Cellar, Garages, Outbuildings & Stores

NOT TO SCALE.

FOR IDENTIFICATION PURPOSES ONLY.



CELLAR



FIRST FLOOR



## STAFF ANNEXE

The staff annexe is connected to the main house and can either be accessed via the main house on the first floor or through its own external front door. On the ground floor there is a Sitting Room and Kitchen/Breakfast Room with oak block flooring, fitted units with a stainless steel sink, cooker, walk in larder and a further cool cupboard beyond. On the first floor are 3 bedrooms, a bathroom and generous storage areas which extend over the garaging and playroom/gym.

## GARDEN AND GROUNDS

Horseheath Lodge is approached from the South, passing Lodge Cottage and Jersey Cottages. The drive continues past post and rail fenced paddocks and mature woodland, before arriving at a large gravelled turning area flanked by the formal lawns at the front of the house. The back drive leads away from the house over an attractive brick bridge and continues to the road.

The gardens immediately surrounding the house consist mainly of wide lawns with a few herbaceous and shrub borders. **The formal lawns** predominantly lie to the south and west of the house, leading to the nearby woodland, creating a very tranquil setting. Beyond the house are commanding parkland views with a number of splendid mature trees including Wellingtonia and Oak.

Looking West, beyond the gravelled turning area to the front of the house lies an open lawn flanked by the back drive and post and rail fencing to one of the many paddocks. The sweeping lawns are studded with many fine trees including Oak, Lime, Maple and Pines. At the rear of the house, the lawn climbs to a recently installed grass **Tennis Court**, and continues to the woodland beyond.

The back drive forks with the primary spur leading on towards the main house and the other bears left and leads to **The Farmhouse, Stable Yard and Flint Cottage**. The drive continues to the back of the main house. A farm track leads past Flint Cottage to the entrance of the Walled Garden, a machinery/log store and a small brick agricultural building.

To the North East of the house, lies a newly restored brick and flint **Walled Garden** which is currently used as a productive kitchen garden, with plenty of beds and fruit cages growing seasonal vegetables and fruit and a large lean-to Greenhouse. The Walled Garden is also home to a recently planted **Ornamental Garden** with an array of shrubs and two formal lawns. Beyond the Walled Garden is a newly built post and rail paddock with water trough, located alongside the manege and the rear entrance to the Stable Yard.





- LOT 2 -

### Flint Cottage and Stable Yard (10 Acres)

A charming brick and flint cottage attached to a traditional cart shed. The accommodation comprises three bedrooms and bathroom, kitchen, sitting room and dining room. There is potential for extension to the current cottage by conversion of the attached cart shed (subject to obtaining necessary planning consents). To the rear there is a walled garden with a garden store.

The Stable Yard comprises 24 loose boxes in a selection of buildings. The Yard is beautifully compact and surrounded by a number of post and rail paddocks with an outdoor manege (approximately 20 metres by 60 metres). There are two Dutch Barns, one of which has been converted into 5 stables and has plenty of room for further development (subject to planning consent). The second is an open sided barn ideal for hay storage and further equestrian facilities.



- LOT 3 -  
The Farmhouse

A brick house with a tiled roof comprising three bedrooms, bathroom, kitchen, sitting room and dining room. In addition, there is a large garage, adjoining store and a well maintained garden.



- LOT 4 -  
Lodge Cottage

A brick and slate period cottage comprising two bedrooms, bathroom, kitchen, sitting room and dining room. Externally, there is a large garden of mostly woodland with a garage adjacent.

- LOT 5 -  
1 and 2 Jersey Cottages

Two semi-detached modern brick cottages with a tiled roof, comprising three bedrooms, bathroom, kitchen, sitting room and dining room. Externally, both have large gardens and a pair of separate garages.

- LOT 6 -  
Dene Cottage (5.2 acres)

Situated away from the rest of the property along the road to West Wrattling, Dene Cottage is a pretty cottage which may have some potential for enlargement (subject to obtaining necessary planning consents). Adjacent to the cottage lies a small range of stables and post and rail paddocks extending to over 5 acres. The cottage is constructed of timber frame with a render finish and cedar shingle roof, comprising two bedrooms, bathroom, kitchen, pantry, dining room and sitting room.



- LOT 7 -

Arable Land (89.2 Acres)

An attractive block of rolling arable land divided into manageable field sizes by mature hedges and woodland belts providing considerable amenity and potential for a family shoot if purchased with the estate as a whole.

- LOT 8 -

Potential Paddock (3.9 Acres)

Field with stream frontage offering potential to create an attractive paddock ideal for equestrian or other amenity use (subject to obtaining the necessary planning consents), or additional arable land with road frontage.



– GENERAL REMARKS AND STIPULATIONS –

*Method of sale and Tenure*

The whole property is offered for sale by private treaty with vacant possession subject to the tenancies set out in the schedule below.

*Rental Income and Tenure*

The rental income and tenure to each property is set out below:

Property	Rent	Tenure
Lodge Cottage	£6,900 pa	Assured Shorthold Tenancy
Jersey 1 Cottage	£8,100 pa	Assured Shorthold Tenancy
Jersey 2 Cottage	£8,100 pa	Assured Shorthold Tenancy
Farmhouse	£11,700 pa	Assured Shorthold Tenancy
Flint Cottage	£6,000 pa	Assured Shorthold Tenancy
Dene Cottage	£15,000 pa	Assured Shorthold Tenancy
Stable Yard & Grassland	£31,200 pa	Full Repairing Tenancy & Grazing Licence until February 2012

*Other Income*

The 2010 single farm payment was £16,672.35 per annum.

A monthly estate income is generated from residential lettings (listed above) and agricultural land. Further details of these can be obtained from the vendors agents..

*Planning*

The following properties are listed:

Horseheath Lodge	–	Grade II
Flint Cottage	–	Curtilage
Stable Yard	–	Curtilage
Dene Cottage	–	Curtilage

*Services*

All properties benefit from mains water, mains electricity and private drainage systems.

The heating to each property is set out below:

Property	Heating
Horseheath Lodge	Oil fired central heating
Lodge Cottage	Oil fired central heating
1 Jersey Cottage	Night storage central heating
2 Jersey Cottage	Night storage central heating
The Farmhouse	Oil fired central heating
Flint Cottage	Night storage central heating
Dene Cottage	Oil fired central heating

*Fixtures and Fittings*

Unless otherwise stated, fixtures and fittings that are not specifically described in these particulars are not included in the sale, although certain items may be available by separate negotiation. Further information should be obtained from the selling agents.

*Wayleaves, easements and rights of way*

The property is being sold subject to and with the benefit of any existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not.

*Local Authority*

Cambridgeshire County Council, Shire Hall, Castle Hill, Cambridgeshire, CB3 0AP (01223 717 111)

South Cambridgeshire District Council, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA (08450 450 500)

*Employees*

Where appropriate, the purchaser will be responsible for complying with the statutory provisions of the Transfer of Undertaking (Protection of Employment) Regulations.

*Council Tax*

Property	Council Tax Band
Horseheath Lodge	H
Lodge Cottage	D
1 Jersey Cottage	C
2 Jersey Cottage	C
The Farmhouse	E
Flint Cottage	D
Dene Cottage	D

*Important Notice*

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