



Church Farm, Potton Road, Wrestlingworth, Sandy,
Bedfordshire

For the finer things in property.



BNP PARIBAS GROUP 

Church Farm, Potton Road, Wrestlingworth, Sandy, Bedfordshire, SG19 2EY

An attractive investment opportunity with diversified income streams in a well connected area.

Potton 3 miles, Biggleswade 6 miles (London Kings Cross 31 minutes), Royston 11 miles, St Neots 12 miles, Bedford 15 miles, Cambridge 16 miles. London Luton Airport 27 miles.

Four-bedroom farmhouse | Two-bedroom bungalow | Successful storage lettings Paddocks

About 24 acres (10 ha) in total
For sale as a whole

Situation

Church Farm is located to the west of Wrestlingworth village, which is believed to have been formed in the 12th Century. Today Wrestlingworth boasts a popular pub (The Chequers), Church of England Lower School, Memorial Hall used for various community events throughout the year, and, St Peter's Church.

Wrestlingworth is nearby to the rural towns of Potton & Biggleswade, which both offer a range of shops, amenity and leisure facilities. Trains run directly from Biggleswade to London Kings Cross in 31 minutes.

The cities of Bedford (15 miles) & Cambridge (16 miles) offer a wide variety of employment, restuarants and healthcare.

Church Farm, Wrestlingworth

Church Farm sits outside of the village of Wrestlingworth, and offers an interesting mix of residential, commercial & equestrian property within close proximity of Bedford, Cambridge & London.

In brief the property comprises, a four-bedroom farmhouse, two-bedroom bungalow, 20.79 acres (8.41 acres) of paddocks, modern portal framed buildings, traditional wooden farm buildings and a range of equestrian facilities.

The proximity of Pegtile Bungalow to Church Farmhouse offers great convenience for multi-generational living or holiday lettings. Subject to seeking planning approval, the farmhouse could be extended into the bungalow.

The two residential properties have a separate access from the farm yard, affording greater privacy to the houses, as well as ensuring there is sufficient access for larger vehicles into the yard.

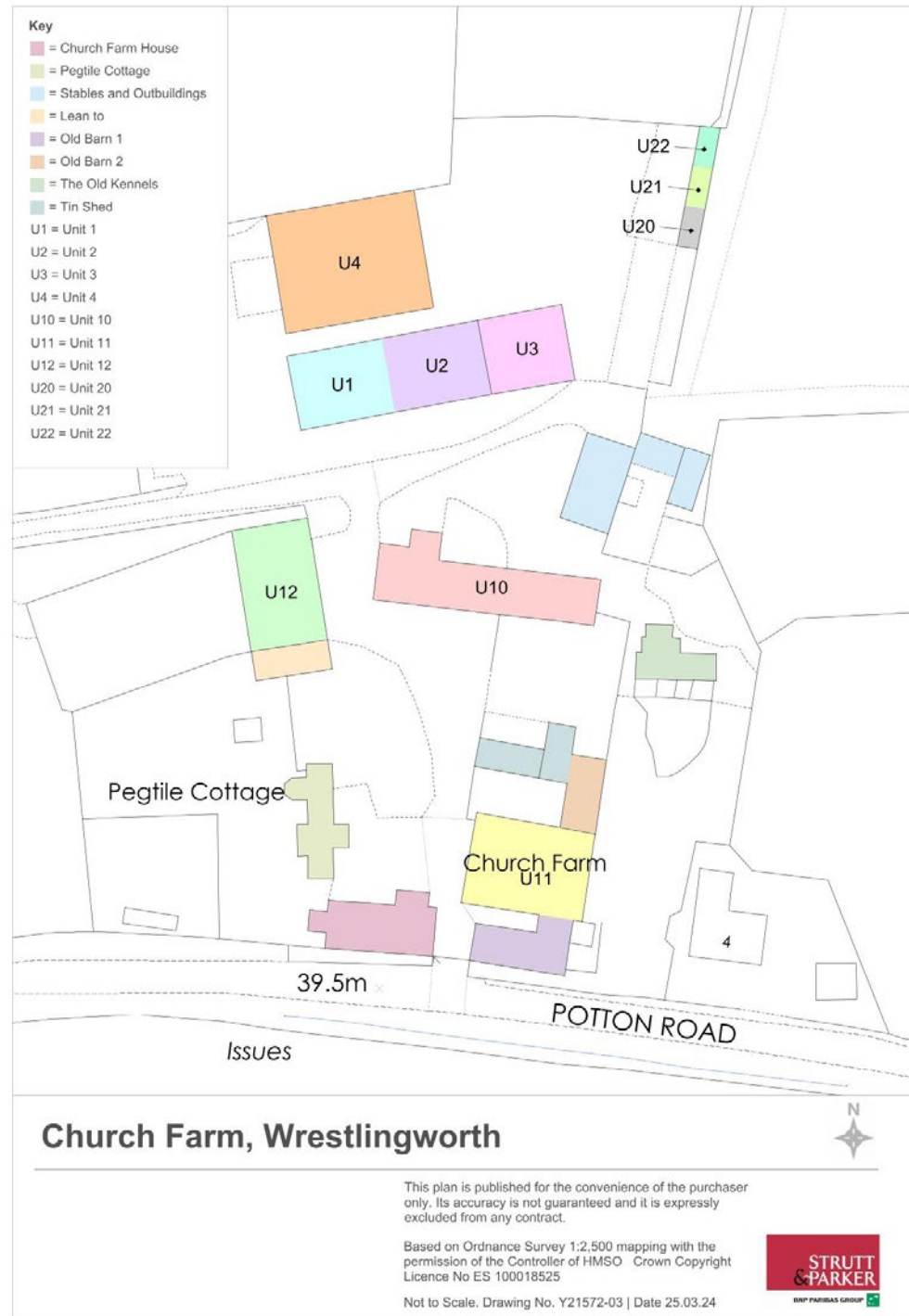
Many of the buildings have been let in recent years to a variety of local businesses. There are also 24 short term storage arrangements across the farmyard. This yields a significant income to the property. Further detail is available from the vendor's agent.



Tenure

The property is sold freehold and subject to the occupations set out in these particulars.

Property	Occupancy
Unit 1	Commercial lease
Unit 2	Commercial lease
Unit 3	Vacant possession
Unit 4	Commercial lease
Unit 10	Commercial lease
Unit 11	Commercial lease
Unit 12	Four short-term licences
Unit 20	Commercial lease
Unit 21	Commercial lease
Unit 22	Commercial lease
Church Farmhouse	Vacant possession
Pegtile Bungalow	Common Law tenancy
Stables	Two individual short-term licences
Old Barn 1 & 2	Vacant possession
The Old Kennels	Vacant possession
Tin Shed	Vacant possession
Lean-to	Vacant possession
Farm yard	Sixteen short-term licences for storage



Church Farmhouse

The large four-bedroom farmhouse sits at the front of the property, adjoining Potton Road. Church Farmhouse has approximately 2,622 sq. ft of living space.

The property is of a brick construction under a tile roof. Character features throughout the property include wooden beams, bay windows and a delightful inglenook fireplace in the living room.

Downstairs there is a large kitchen-diner with an aga and walk in pantry. The adjoining living room boasts a log burner, as does the games room. The utility room leads into both the farm office as well as a downstairs shower room. The conservatory opens up onto decking in the garden.

Upstairs there are three double bedrooms, with a further fourth ensuite double bedroom in the attic. The principal bedroom benefits from a large en-suite with free standing shower and jacuzzi bath. The second bedroom has a small en-suite loo attached.

Outside is a large tarmacked parking area shared with Pegtile Bungalow. The garden wraps around the two residential properties with mature trees and shrubs offering privacy from the road and surrounding farm yard. The traditional wooden agricultural buildings surrounding the house could be used to provide ancillary storage and garaging.

Pegtile Bungalow

Pegtile Bungalow sits behind Church Farmhouse and is of a brick construction under a tile roof, and the far wing of the property is covered in wooden cladding.

The front porch leads into the kitchen and living room. Beyond this there is a large bathroom and two double bedrooms. The bungalow requires modernisation.

Equestrian Property

Church Farm's equestrian facilities include American barn style stables, post and rail fenced paddocks of approximately 20.79 acres (8.41 ha) and a floodlit 29m by 33m sand manège.

General Method of sale

Church Farm is offered for sale as a whole, by private treaty. Subject to the leases, licenses and agreements outlined in these sales particulars. Further details are available from the vendor's agent.

Services

Church Farm has mains water, electricity, sewerage to both of the residential properties. Church Farmhouse uses an oil based heating system, and Pegtile Bungalow uses an electric combi boiler heating system.

All of the farm buildings have either single phase or three phase electricity. Mains water and drainage serves the yard and buildings.

EPC

Church Farmhouse: F
Pegtile Cottage: To follow

Council Tax

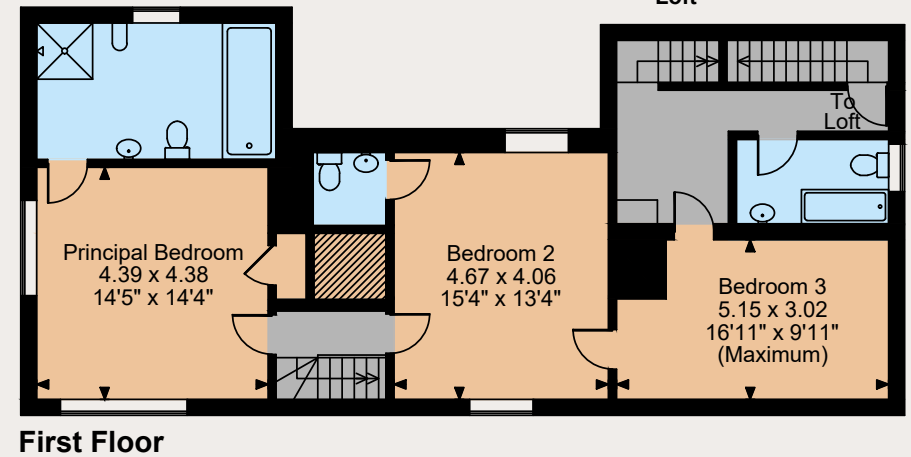
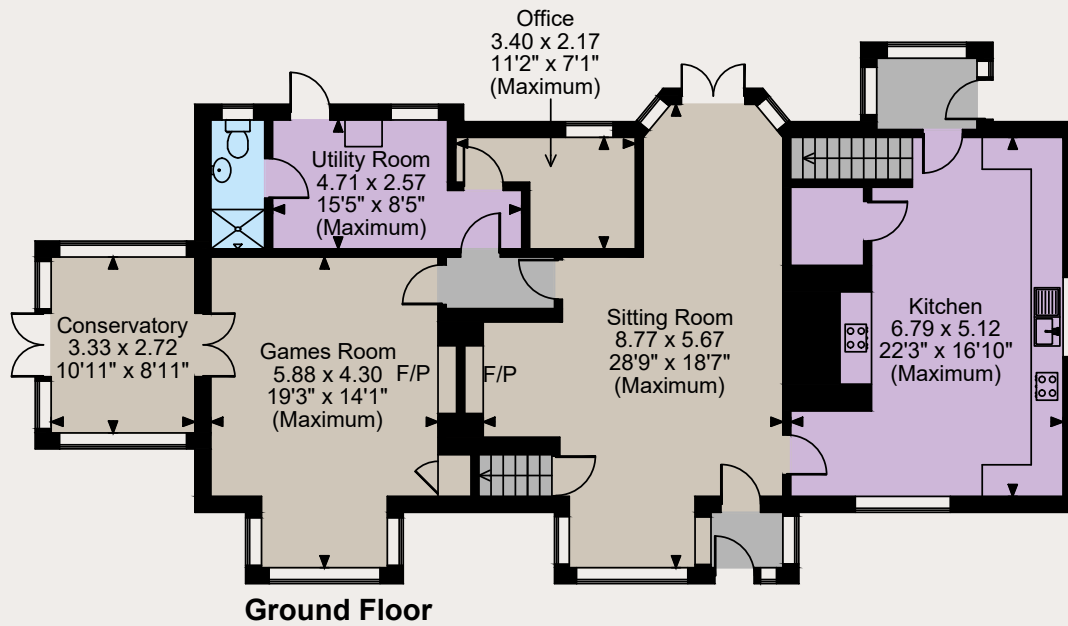
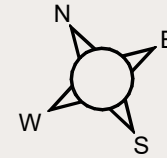
Church Farmhouse: Band E
Pegtile Cottage: Band D

Non Domestic Rates

Non Domestic Rates are paid on part of the property. Further detail is available from the vendor's agent.



Church Farmhouse, Wrestlingworth
Internal area 2,622 sq ft (244 sq m)



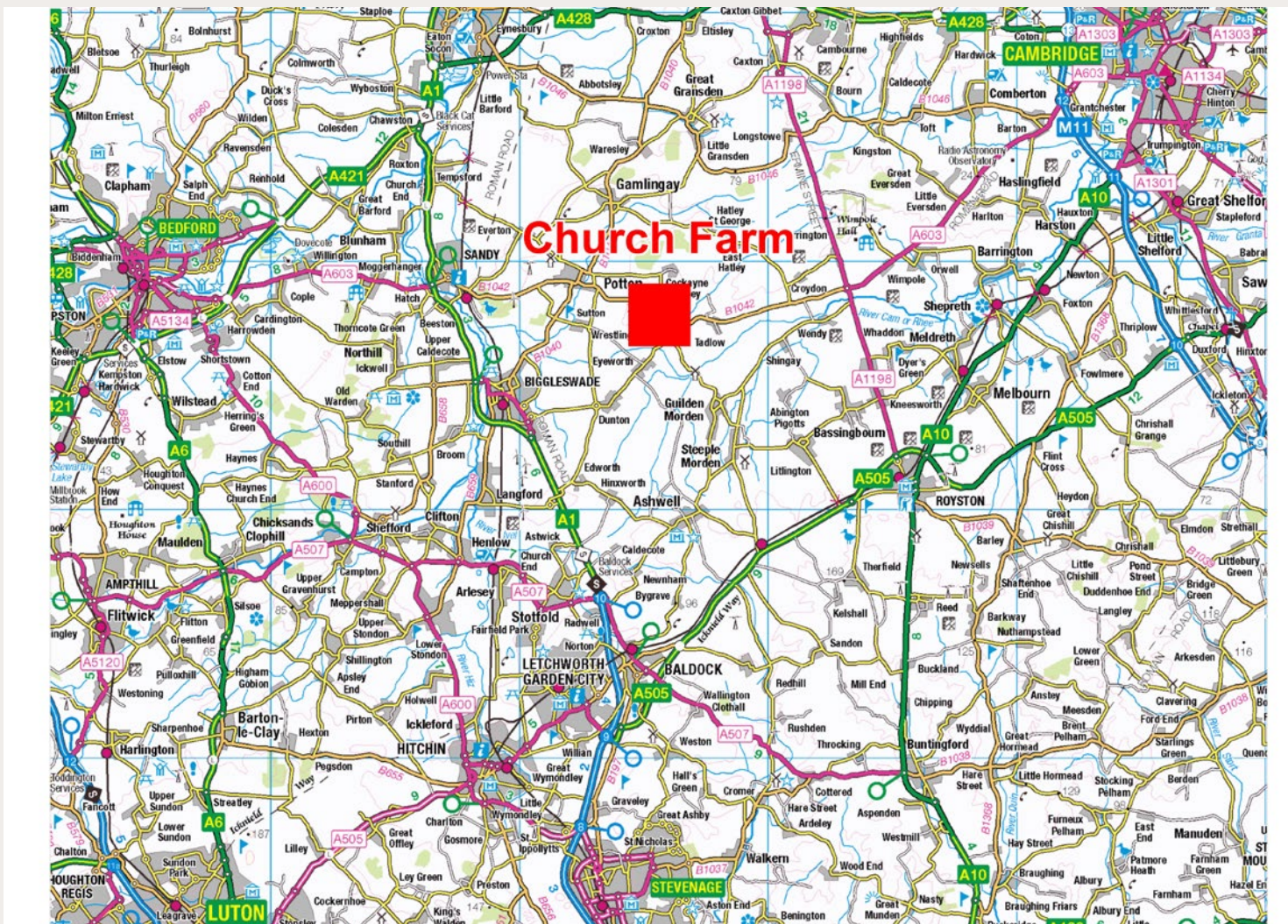
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The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Postcode

SG19 2EY

What3words

For the Farm: ///remaining.chairs.dude

For the House: ///community.bound.regret

Directions

From Potton, take the Bury Road/B1042 east towards Wrestlingworth. Church Farm is on the left handside before the B1042 merges with Potton Road, Wrestlingworth.

Viewing

Strictly by confirmed appointment with the vendor's agents, Strutt & Parker.

Guide Price

£2,750,000

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

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