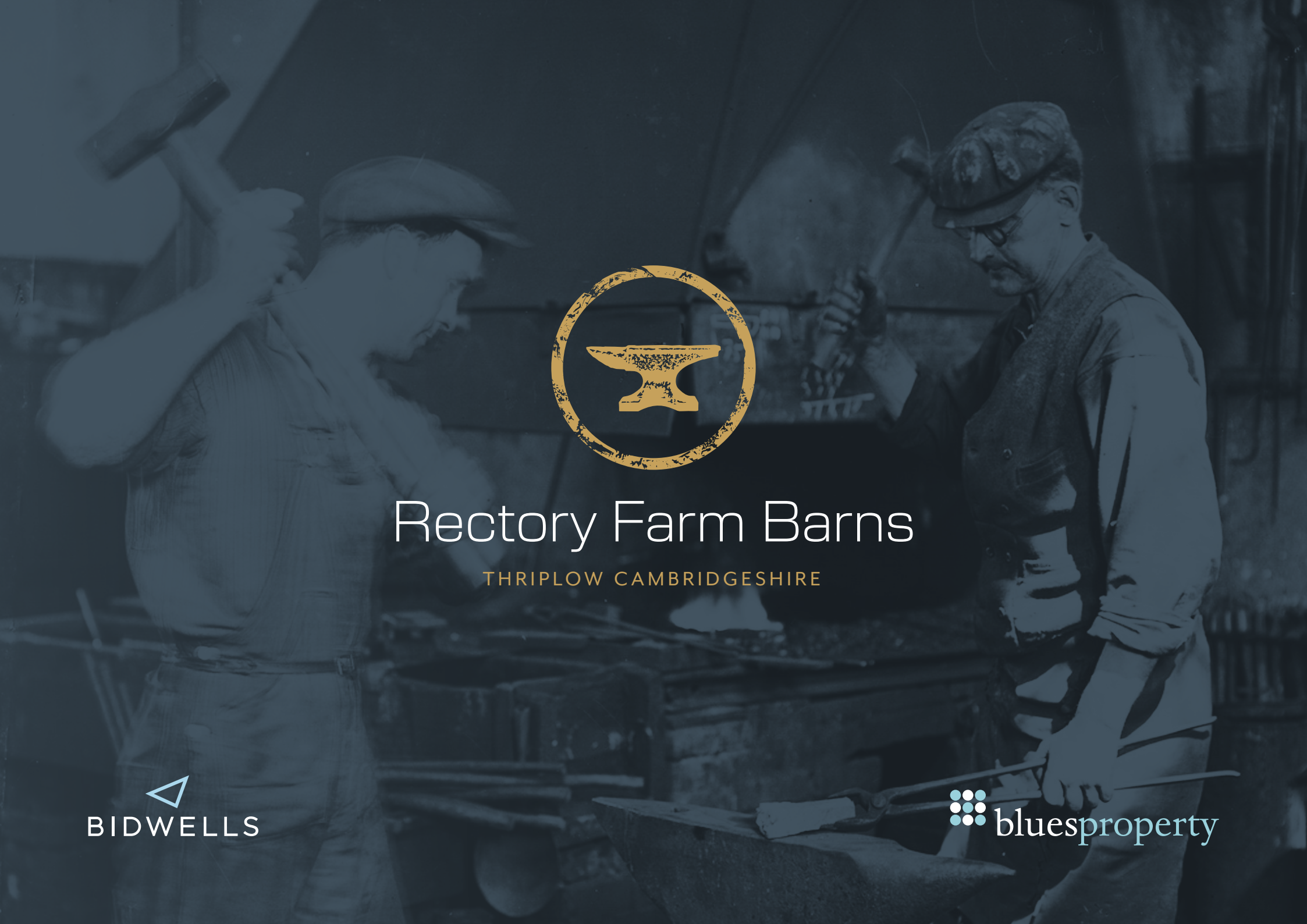


Rectory Farm Barns

THRIPLOW CAMBRIDGESHIRE

BIDWELLS

bluesproperty



A unique development of 7 barn conversions and new build properties in an outstanding location.



Thriplow: A picturesque, unspoilt, much sought after village, located amidst beautiful South Cambridgeshire countryside.

Thriplow is located 7 miles south of the historic University City of Cambridge and about 8 miles from the bustling market town of Royston. The village is quietly situated although very well placed for transport links with the mainline station at Whittlesford Parkway offering fast trains to London Liverpool Street only some 4 miles away, Royston station offers fast trains to London Kings Cross, while the access point to the M11 at Junction 10 is only 4 miles away.

The annual Thriplow Daffodil Weekend is particularly well known with numerous displays of daffodils that herald the arrival of Spring. The village is centred around a pretty village green with a Grade II listed Blacksmiths that demonstrates the art of blacksmithing on open days.

Also on the green is The Green Man pub, a community owned establishment with a friendly atmosphere offering a range of great food and drinks. The village shop is just off the green as is the well-used village hall which is the home of many varied clubs and activities. The village has a primary school plus a parish church believed to date back to the 12th century.



Rectory Farm Barns: A small select development of only 7 properties of varying styles and sizes.

Situated just off Middle Street not far from the village centre, the development has been designed to blend in with the surroundings, in particular the Grade II listed Tithe Barn which will form 2 of the homes on the site.

The barn is believed to date from the early 14th Century and to have been built as a tithe barn for the Bishops of Ely's landholding in Thriplow, subsequently passing into the ownership of Peterhouse College and in 1780 was recorded as forming what is today the Rectory Farm Barns.

To the rear of the development is a paddock that resembles parkland with mature trees and undulating grassed areas.

Plot 1
Three Bedroom

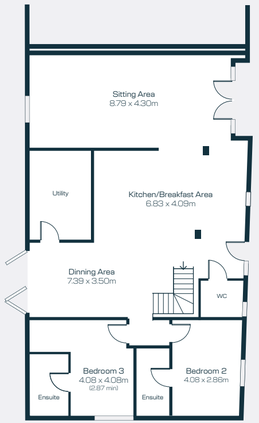
The Tithe Barn

A Grade II listed conversion of an aisled barn with the original double door opening being retained and incorporated into the new dwelling which, with the retention of the main timber frame adds to the character and charm of this property.

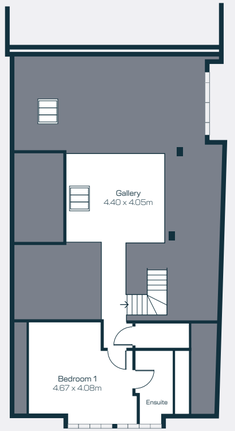


Floor Plans

Ground Floor



First Floor



Plot 2
Four Bedroom

The Wheat Barn

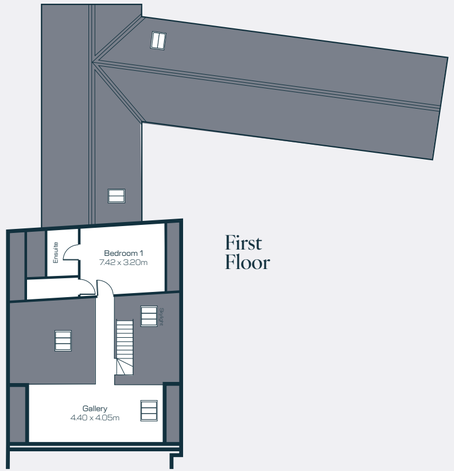
Part of the original Tithe Barn which, according to Historic England, was identified as 'Wheat Barn'. The main timber frame has been retained along with part of a clunch wall and the slatted section of timber boarding to the front of the property.



Floor Plans



Ground Floor



First Floor

Plot 3
Four/Five Bedroom

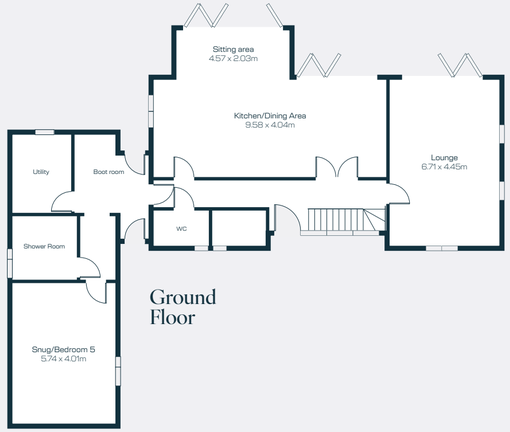
The Old Pole Barn

A spacious detached property occupying the location of the Old Pole Barn that housed the cattle of Rectory Farm.

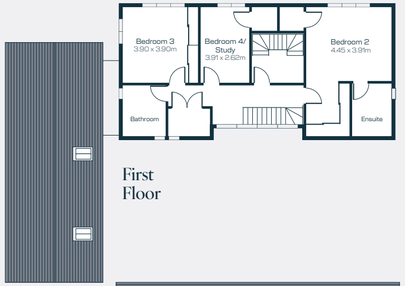
Arranged over 3 floors with westerly facing principal rooms, this 4/5 bedroom home has the potential to use part as an annexe. There is a separate double garage to the home also.



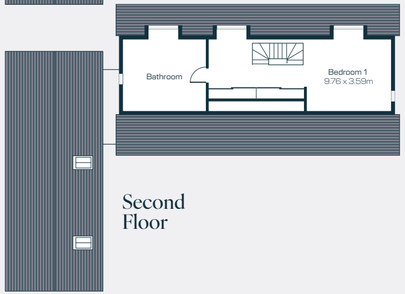
Floor Plans



Ground Floor



First Floor



Second Floor

Plot 4
Two Bedroom

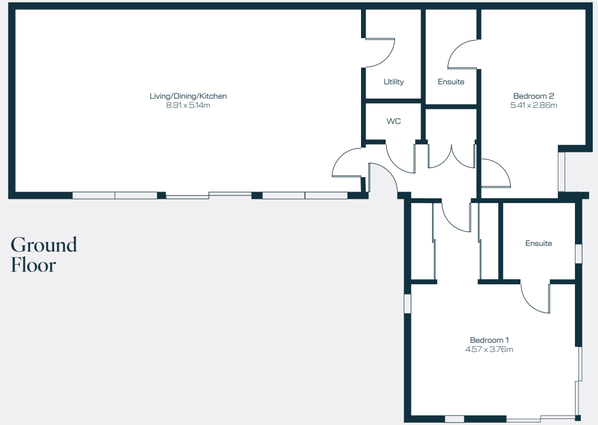
The Old Cart Shed

Approached over a long private drive, the original barn was a Cart Shed with open bays.

The look has been replicated by having 3 glazed bays to the main living space which facilitates views over the garden and paddock.



Floor Plans



Ground
Floor

Plot 5
Five Bedroom

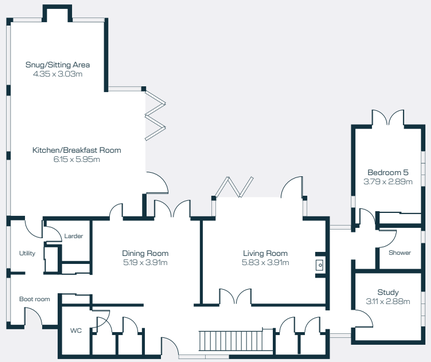
Paddock View

Abutting the paddock to the rear of the development, this home has extensive ground floor accommodation which includes a study and 5th bedroom which would be ideal for a guest suite.

The orientation of the property takes full advantage of the westerly aspect and views over the paddock.



Floor Plans



Ground Floor



First Floor

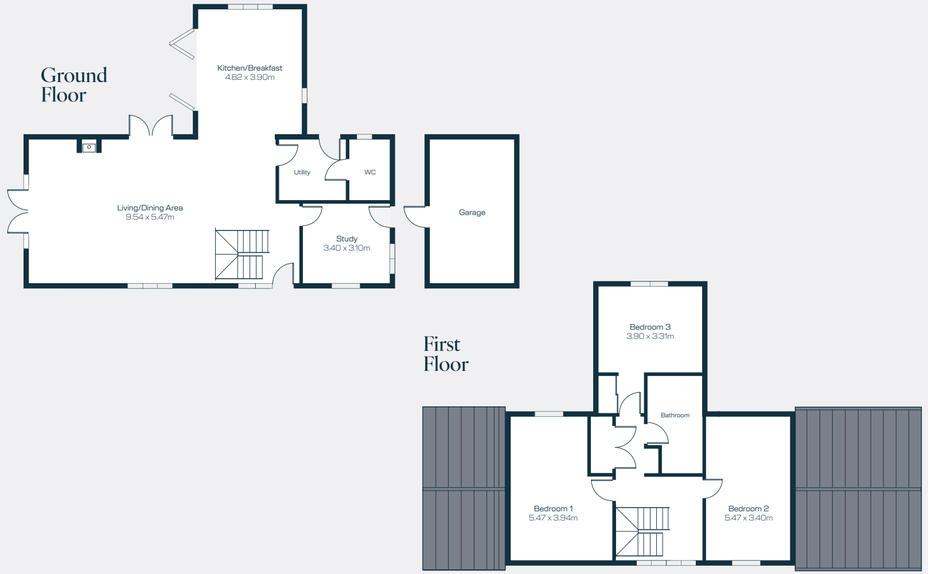
Plot 6
Three Bedroom

The Farmhouse

Of contemporary design and with paddocks to the rear and side, this property is the replacement farmhouse.



Floor Plans



Plot 7
Three Bedroom

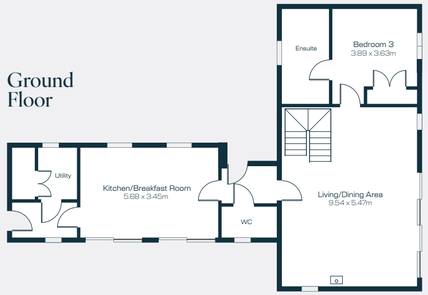
Ash Tree House

Occupying a private position within the development and backing onto a small paddock this home is of a contemporary design with an extremely versatile layout to suit many lifestyle needs.

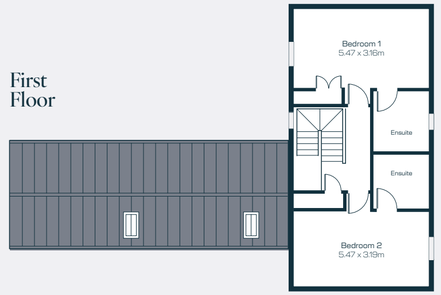


Floor Plans

Ground Floor



First Floor





A stunning high-spec blend of modern luxury with rustic charm, perfect for creating unforgettable memories!





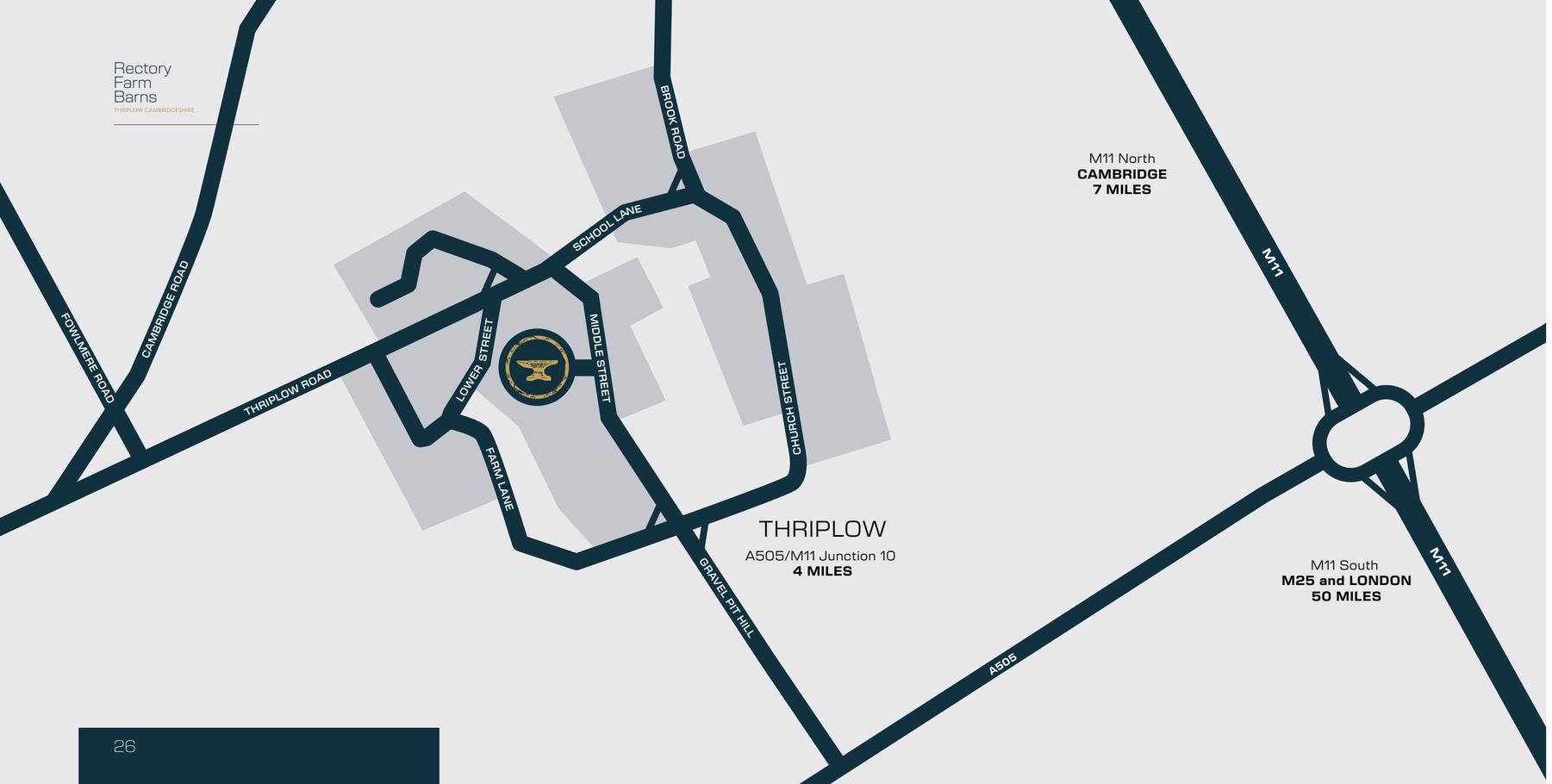






Specifications list

- Kitchens supplied by Pearce 7 Kitchens with Silestone or Quartz worktops
- Bosch or Siemens integrated appliances
- Luxury Bath and Shower Rooms
- Air source heat pumps
- Underfloor heating to ground floors, radiators to the upper floors
- Woodburning stoves where appropriate
- Electric vehicle charging points to each plot
- Engineered Oak wide plank flooring to principal ground floor rooms (excluding Plots 1 & 2)
- Polished concrete ground floors to Plots 1 & 2
- LVT flooring to bath and shower rooms
- Tiling to Kitchen, Utility, rear lobbies/halls
- High efficiency powder coated sealed double glazed windows finished in white internally
- Powder coated sliding/bi-fold doors finished white
- 10 year ICW structural warranty



Rectory Farm Barns is located 7 miles south of Cambridge, making it easily accessible to visit the historic city.

Thriplow is situated about 50 miles from London, offering a peaceful escape from the bustling capital while still being within a reasonable distance for day trips or the daily commute.

The nearest train station is Whittlesford Parkway, situated about 4 miles away, which provides direct services to Cambridge and London Liverpool Street with services every 30 minutes. Royston station 8.5 miles away offers fast trains to London Kings Cross.

London Stansted Airport is the closest airport, located around 20 miles to the southeast, providing convenient connections to various domestic and international destinations.

Map not to scale

For further information contact

Phone: 01223 841842 Email: rectoryfarm@bidwells.co.uk Web: bidwells.co.uk

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