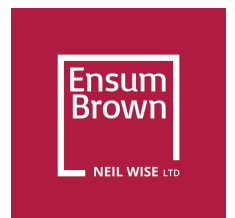




Shingay Gate Farm, Shingay Cum Wendy

Royston

Guide Price £2,275,000





Shingay Gate Farm

Shingay Cum Wendy, Royston

Ensum Brown are delighted to offer for sale this tranquil country residence. This estate has 12 acres of grounds, 8000+ sq ft of accommodation, 8 reception rooms, 6 bedrooms, 6 bathrooms, an indoor leisure complex, 4000+ sq ft of outbuildings, stunning grounds and fantastic equestrian facilities.

- Rarely Available Country Residence
- 12 Acres Of Private Grounds
- Over 8000 Sq Ft Of Flexible Accommodation
- Over 4000 Sq Ft Of Outbuildings
- Indoor Leisure Complex Including Pool, Sauna & Gym
- 8 Reception Rooms, 6 Bedrooms & Bathrooms
- Outdoor Swimming Pool Set In Traditional Gardens
- Equestrian Facilities Including Paddocks, Menage & Stables
- Double Garage, Triple Car Port & Further Parking
- Close To Cambridge, Royston, Main Line Station & Major Road Networks

Council Tax band: H

Tenure: Freehold

Shingay Gate Farm

Shingay Cum Wendy, Royston

Property Insight

Ensum Brown are delighted to offer for sale a tranquil country residence in a unique, beautiful and rarely available setting in Shingay-cum-Wendy. This spectacular estate has 12 acres of grounds, over 8000sq ft of flexible accommodation, 8 reception rooms, 6 bedrooms, 6 bathrooms, an indoor leisure complex including a pool, sauna and gym, high ceilings, architectural features, over 4000 sq ft of outbuildings including stables, storage, garages and carports, stunning grounds including lawned gardens and an outdoor pool, equestrian facilities including a menage and paddocks, a secured gated entrance, and a private and tranquil location, ideal for its proximity to Cambridge and Royston, as well as major road networks and London.

This stunning country residence enjoys a unique and rarely available setting, in a private and tranquil location, ideal for its close proximity to Cambridge and Royston, as well as major road networks and London. Set within 12 acres of beautiful countryside, well back from the road, this estate benefits from a stunning approach, with a long gravel driveway lined by pretty trees and hedgerows. The driveway forks into two opposing directions—the first to the main residence, and the second to the extensive equestrian facilities, including a menage and paddocks. There is access to 4000 sq ft of outbuildings, including a double garage, storage rooms, carports, parking area, detached barn, and stables with a cloakroom and kitchen area.

An inner gravel courtyard enjoys a secure gated entrance, providing access to a vast reception hallway, with ample room for a variety of furniture, high ceilings throughout, architectural features, and access through to various wings of the residence. Another long inner hallway leads through to the living accommodation, including a cloakroom WC, a pretty garden room, integrated storage, and a utility area with another cloakroom WC.

The kitchen/breakfast room is a very good size, enjoying a window and double French doors to a rear and side aspect, a wide range of modern base and wall units, composite worktops, an island/breakfast bar, high ceilings, tiled flooring, inset lighting, a window seat, a range cooker, an integrated extractor hood, dishwasher, oven and coffee machine, and space for a large dining setting, storage furniture, an American fridge/freezer and further small kitchen appliances. There is access through to a large snug room, benefiting from two sets of double French doors to the rear, wood flooring, inset lighting, ample room for furniture and access through to a large walk-in fridge.





Shingay Gate Farm

Shingay Cum Wendy, Royston

The drawing/dining room is an exceptionally large and beautiful space, with stunning floor-to-ceiling windows and bi-fold doors to the garden and outdoor swimming pool, and further windows and doors to the inner courtyard opposite. There is a unique and spacious bar, with a seating area, storage space and drink preparation area. A modern log burner sits in a central position, with vast amounts of flexible reception space, offering room for lounge, dining and storage furniture. There is also access through to a large and beautifully decorated cinema room, with carpets, tiered seating, feature lighting, a large cinema screen and soundproofed walls.

Accessed via the reception hallway, there is a stunning indoor leisure complex, including a large sauna, a gym with a changing room, shower, sink and WC, and doors through to a vast swimming hall. The swimming hall is beautifully designed and decorated, enjoying vaulted ceilings with Velux windows, tiled flooring, feature lighting, room for gym equipment, and access to a large sunken hot tub and indoor swimming pool. There is also access through to a large games/snooker room, benefiting from various doors outside and access to a WC, shower and sink. A door leads through to a unique and incredibly attractive circular room, with stairs up to a pretty viewing platform and space for a dining setting.

Through to the first wing of sleeping quarters, off of the inner hallway, there are 2 of the 6 bedrooms and a family shower room, with a shower, WC and hand wash basin. The master bedroom is particularly large and beautifully decorated, enjoying a private hallway, double doors to the rear, a vast dressing room with doors outside, and two en-suites with two showers, a bath, two toilets and two sinks, as well as access to the rear.

Through to the second wing of sleeping quarters, bedrooms 3 and 4 enjoy a private entrance/exit to the inner courtyard and could be used as a self-contained annexe, if desired. There is a large snug space, a kitchen/utility area and a shared bathroom with a shower, WC and sink.

Through to the third wing of sleeping quarters, off of the large reception hallway, bedrooms 5 and 6 are an excellent size and enjoy excellent storage and a shared bathroom, comprising a bath, a shower, a WC and a hand wash basin.





Total Area: 746 sq.metres (8052 sq.ft) Main Property

All measurements are approximate and for display purposes only



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