



Spring Lodge Farm
Bullock Road | Haddon | Peterborough | Cambridgeshire | PE7

FINE & COUNTRY

KEY FEATURES

- *A Highly Versatile Residential and Lifestyle Estate with 35 Acres (STMS)*
- *Located In the Oundle-Stamford-Peterborough Triangle with Good Connectivity to the A1*
- *Further 20 Acres of Pastureland (STMS) Available By Separate Negotiations*
- *Excellent Modern Stone House with Options For an Annex, Subject to Planning*
- *Main House Offers 5 Well-Presented Reception Rooms and 5 Double Bedrooms*
- *Leisure Facilities: Outdoor Heated Swimming Pool and Hard Surfaced Tennis Court*
- *Games/Snooker Room and Pool House with a Garden Dining Room, Sauna and Changing Room*
- *Equestrian Facilities: Stable Block Consists Of 6 Stables with Feed and Tack Room*
- *A Large Modern Metal Machinery Barn and a Hay / Storage Barn*
- *Helipad, Small Copse and Pond, Overall Settings Provides Privacy and Country Living*





Spring Lodge Farm is more than just a property, it's a family sanctuary and a testament to the lifestyle dreams are made of. Located on Bullock Road in Haddon, Peterborough, this estate offers an exquisite blend of privacy, luxury, and convenience. With its expansive grounds, equestrian facilities, and elegant home boasting five bedrooms and five reception rooms, this property is a jewel in Cambridgeshire's crown, offering a once-in-a-lifetime opportunity for those seeking the perfect balance between the peace of rural living and accessible amenities.

The current owners, who've called Spring Lodge Farm home for many years, are quick to emphasise the property's unique allure. "We were initially looking for a place with a small paddock because our daughter was into horses," they recall. "When we found this site, we fell in love with it immediately. The acreage was more than we had planned for, but the location and the potential were too good to pass up."

Indeed, Spring Lodge Farm is nothing short of a rural idyll. The property's 35 acres (subject to measured survey) are entirely ring-fenced, ensuring complete privacy without ever feeling isolated. Mature hedgerows and post-and-rail fencing delineate the land, which includes meticulously maintained paddocks, perfect for horse enthusiasts. The estate also features stabling for six horses, complete with associated tack facilities, and two barns, making it an equestrian's dream come true. For those who cherish outdoor activities, the estate offers not only bridleways and excellent hacking countryside nearby but also a full-size tennis court and a stunning outdoor swimming pool. And if that weren't enough, there's even a helipad for those who prefer to travel by air.



The house itself is a marvel of design, tailored for both grandeur and intimacy. Spanning 4,460 square feet (excluding integral garage and pool house), it's as spacious as it is welcoming. "We designed the house for conviviality and flow," say the owners, and this intention is evident in every detail. Double doors open into a grand hardwood entrance hall, which immediately sets the tone for the rest of the home. The principal reception rooms branch off from here, each with its own unique character. The dual-aspect dining room is ideal for formal gatherings, while the drawing room, which spans the full width of the house, offers a more relaxed setting with its Ancaster stone fireplace and French doors that open onto the swimming pool terrace.







One of the home's absolute standout features, however, is the kitchen/breakfast room. With solid oak cabinetry beneath granite worktops, a double oven Aga, and additional modern appliances, the room is both functional and beautiful. Adjacent to the kitchen is a sitting room with French doors leading to the tennis court, further enhancing the home's indoor-outdoor flow.

Beyond the drawing room lies the games room, a space that has hosted countless family gatherings and celebrations. "We've had so many memorable events here: 21st birthdays, silver and ruby weddings, our daughter's wedding," the owners share. "The sitting room is perfect for Christmas entertaining, and in the summer, we've had barbecues by the pool and mini tennis tournaments with friends."

Upstairs, the home continues to impress with five double bedrooms, three of which are en-suite. The family bathroom is modern and well-appointed, and a lapsed planning consent once permitted an extension over the drawing room, offering the potential for even more space if desired.

The decor throughout the house is tastefully traditional, with a palette dominated by Farrow & Ball's Matchstick and Skimming Stone. These neutral tones create a sense of continuity and calm, allowing the natural beauty of the surrounding landscape to take centre stage through the large windows that frame almost every room.







Outside, the charm of Spring Lodge Farm is further amplified by its gardens and outdoor facilities. The lawned garden to the south of the house adjoins the swimming pool, which is framed by the house's U-shaped wings. A stone-built pool room with sliding glass doors serves as a perfect spot for alfresco dining, complete with changing facilities and a sauna for year-round enjoyment. "The pond in the garden is one of our favourite features," the owners note. "It's a peaceful spot, and we love walking around the fields, enjoying the tranquillity of the countryside."

Situated between the pool room and the games room and linked to the two wings are a sizeable office and a large garage that would make an ideal annex. Whilst planning would be required the garage is constructed with house joists and plumbing and infrastructure is in place beneath the floors.

Despite its rural setting, Spring Lodge Farm is far from remote. The property is just a short drive from the charming villages of Haddon and Elton, the latter of which offers a primary school, cricket club, and two charming pubs. The Georgian market towns of Oundle and Stamford are also within easy reach, providing boutique shops, restaurants, and theatres, as well as highly regarded schools. For city conveniences, Peterborough is just 7.5 miles to the east, offering mainline rail services

to London and Cambridge, making it a practical choice for commuters or those looking to make cultural visits to the capital on a regular basis.

One of the aspects the owners will miss most when they move on from Spring Lodge Farm is the sheer convenience and ease of living it offers. "We've had the happiest time raising our family here," they reflect. "Although it's very private, it's also incredibly convenient. We're three minutes from a golf course, five minutes from the village shop, fifteen minutes from Oundle, and just twenty minutes from Peterborough and the mainline train station."

As they prepare to leave this beloved home, the owners are filled with gratitude for the years they've spent here. "We've been privileged and blessed to live at Spring Lodge Farm, but it's time to move on," they say, with a hint of nostalgia. "We'll miss all of it, especially never having to worry about where to park the car or draw the curtains!"

For those seeking a property that offers both luxury, privacy, and a genuine connection to the countryside, Spring Lodge Farm is a rare find. It's a place where memories are made, where family and friends gather, and where the best of rural England is yours to enjoy every day no matter the season.



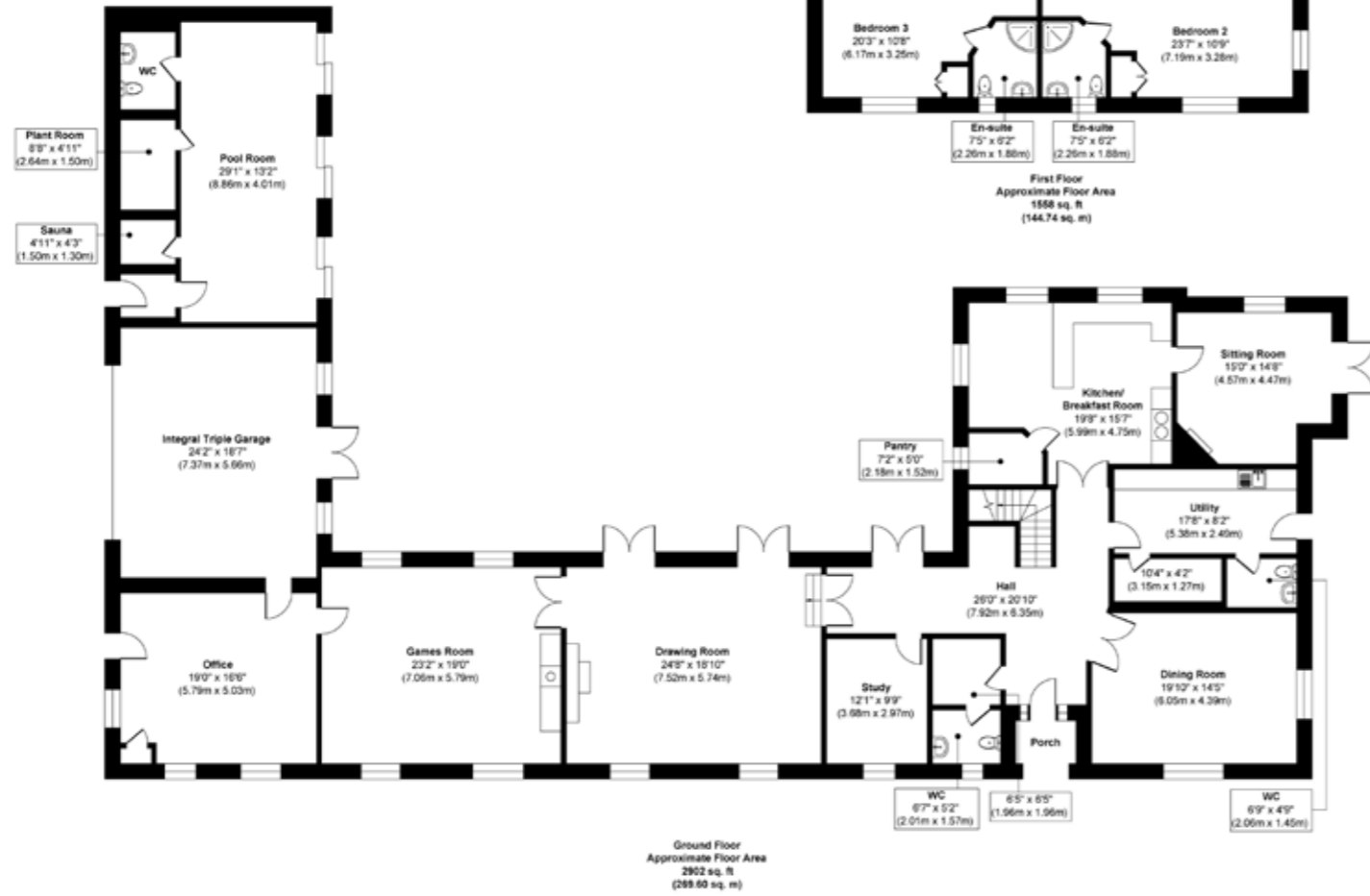


Stables = 1454 sq. ft / 135.08 sq. m
Hay Barn = 2875 sq. ft / 267.09 sq. m
Storage Barn = 2367 sq. ft / 219.90 sq. m

Approx. Gross Internal Floor Area
 Main House = 4460 sq. ft / 414.34 sq. m
 Integral Garage = 459 sq. ft / 42.64 sq. m
 Pool House = 553 sq. ft / 51.37 sq. m
 Total = 5472 sq. ft / 508.35 sq. m



Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



LOCAL AUTHORITY: Huntingdonshire District Council

SERVICES: Mains Water and Electricity, Private Drainage, Oil Fired Central Heating, Fibre-optic Broadband

TENURE: Freehold

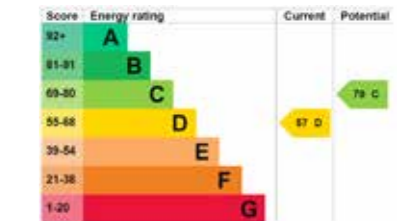
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