



**Sidings Farm**  
**Fen Road**  
**Pidley**  
**Huntingdon**  
**Cambridgeshire**  
**PE28 3DF**

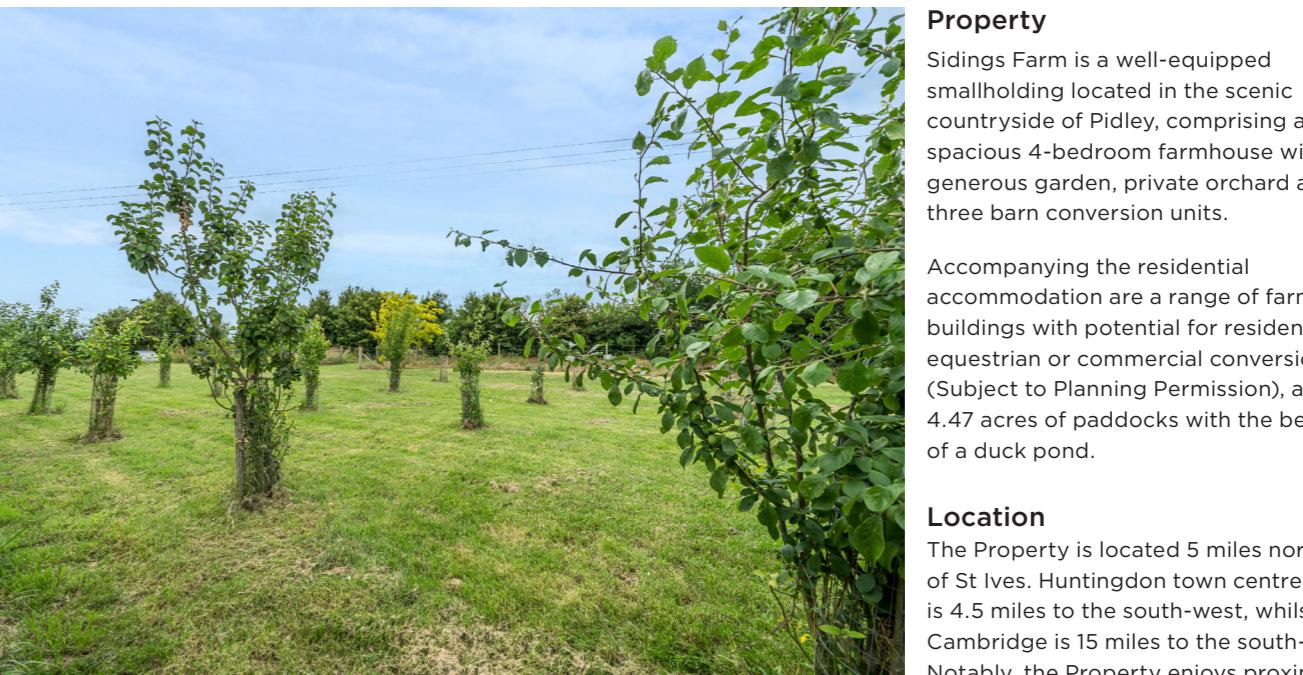
**Sidings Farmhouse plus an extensive range of farm buildings situated in a picturesque location with potential for operating a leisure business.**

Situated north-east of Huntingdon, Sidings Farm offers a 4-bedroom farmhouse, three barn conversion units and an extensive range of farm buildings. The barn conversions benefit from unrestricted planning permission for residential use. To the rear of the Property are extensive paddocks, with a large duck pond and a fruit orchard.

In all extending to approximately 7.12 acres (2.88 hectares).

For sale by private treaty as a whole.

**Carter Jonas**



**Property**  
Sidings Farm is a well-equipped smallholding located in the scenic countryside of Pidley, comprising a spacious 4-bedroom farmhouse with generous garden, private orchard and three barn conversion units.

Accompanying the residential accommodation are a range of farm buildings with potential for residential, equestrian or commercial conversion (Subject to Planning Permission), and 4.47 acres of paddocks with the benefit of a duck pond.

**Location**  
The Property is located 5 miles north of St Neots. Huntingdon town centre is 4.5 miles to the south-west, whilst Cambridge is 15 miles to the south-east. Notably, the Property enjoys proximity to major roadways, including the A1, A14 and A123.

Huntingdon offers a wide range of amenities and services such as pubs/ restaurants, Hinchingbrooke Hospital, a large leisure centre and Stukely Meadows Industrial Estate.

Located just a stone's throw from the Property is an extensive 18 hole golf course, fishing, bowling and bed & breakfast.

There are ample schooling options within the area, including King's Ely, Kimbolton School and Whitehall School, not to mention several primary schools.

## Sidings Farmhouse

A 4-bedroom farmhouse dating back to the 1890s and extending to 2,682 sq ft. Sidings Farmhouse is fronted by a large driveway secured by a set of electric steel gates.

The ground floor benefits from a large recently refurbished kitchen, leading into a sitting room that overlooks the orchard to the rear. Additionally there is a large living room, dining room, utility room and w.c.



Situated on the first floor are 4 double bedrooms, an en-suite bathroom and a large family bathroom.

Adjacent to Sidings Farmhouse are two office rooms and a single garage.

Included in the sale is an outdoor sauna and hot tub.

Sidings Farmhouse benefits from a generous landscaped garden leading to a private orchard, which is home to a selection of productive plum and apple trees.



# Floor plan

Sidings Farmhouse  
Fen Road  
Pidley  
Huntingdon  
Cambridgeshire  
PE28 3DF

Approximate gross internal area:  
2682 sq ft (249.1 sq m)



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.



## Annexes/Barn Conversions

Separate from the Farmhouse are 3 terrace barn conversions, with a communal courtyard, that currently provides self-catered accommodation as part of an on-site leisure business.

- Mabel Cottage: 1 double bedroom with an open-plan kitchen / sitting room, and a bathroom.
- Jeannie Cottage: 1 double bedroom with an open-plan kitchen / sitting room, and a bathroom.
- Siding Cottage: 2 double bedrooms and 2 bathrooms with a large living space and open-plan kitchen.

Having unrestricted planning permission for residential use, these barn conversions offer the opportunity to continue to enhance the holiday accommodation service currently provided, or equally, provide private accommodation on a sole rental basis.

The size of the building makes it ideal for a large single dwelling to be created, or to retain the individual nature of each of the accommodations.

The secondary access and walled courtyard enable separation from the main farmhouse while also facilitating occupation by third parties.

## Farm Buildings

Sidings farmyard is set in an area of 0.69 acres, laid to concrete and interspersed with a variety of buildings extending to 7,599 sqft (706 sqm).

The farm buildings comprise the following:

- Outbuilding 1: Steel portal frame barn with concrete flooring and two electric roller-shutter doors, utilised for general storage
- Outbuilding 2: Pole barn utilised as a hay store
- Outbuilding 3: The 'Cow Barn' is a timber-frame 3-bay car port with brick pillars and weatherboarding

- Outbuilding 4: Storage unit and workshop with timber double doors.

- Shower block: Connected to Outbuilding 1, the shower block provides bathroom facilities for guests on-site.

The farm buildings offer potential for residential, commercial or equestrian conversion (STPP), enabling expansion of the leisure business or the Property as a private smallholding.

To the north-east of the site are ground-mounted solar panels generating 15.64 KW, providing electricity to the farm buildings.



## Floor plan

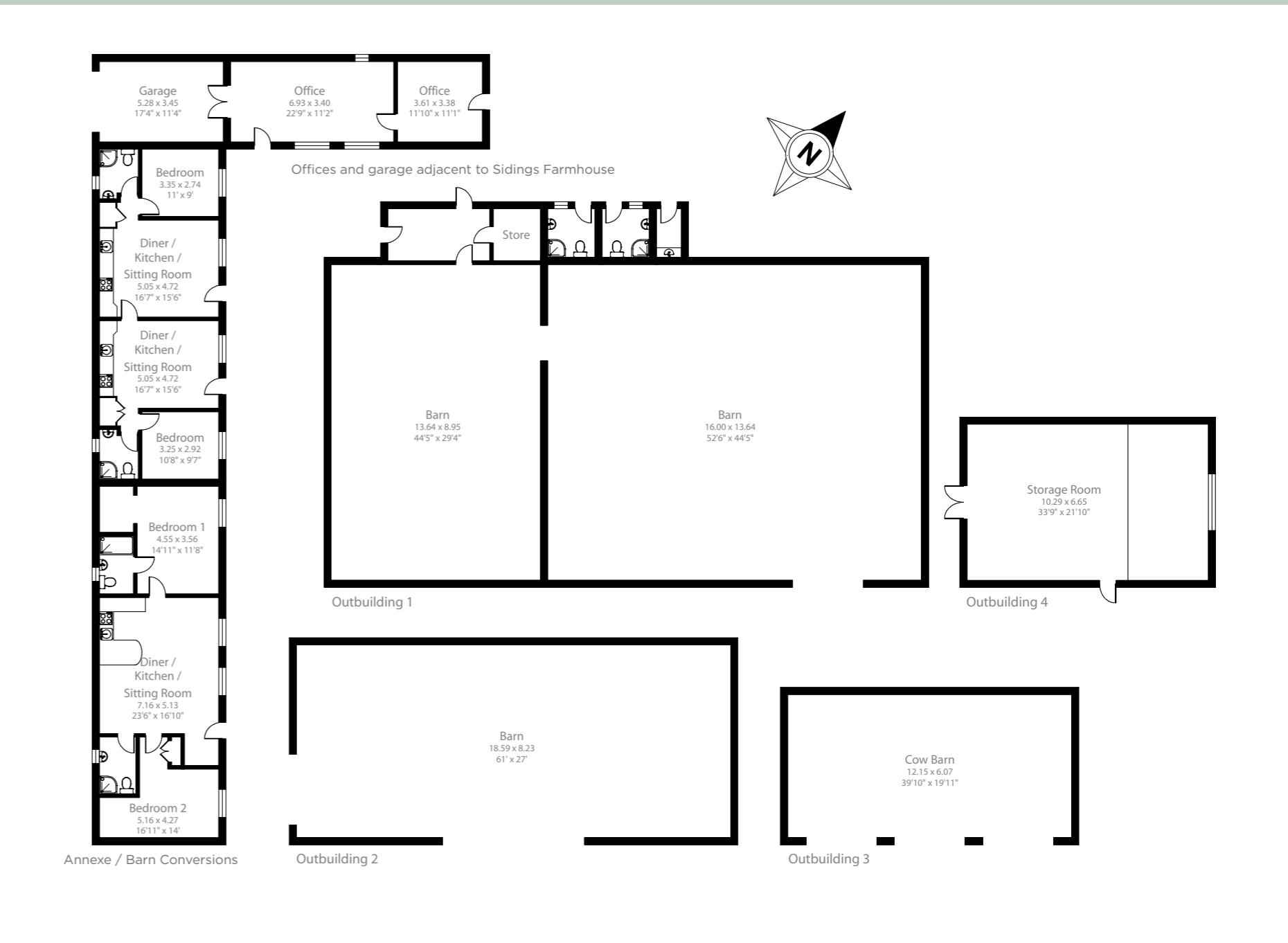
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**Outbuildings 1-4:**  
7599 sq ft (706 sq m)

**Annexe / Barn Conversions:**  
1615 sq ft (150 sq m)

**Offices and garage adjacent to Sidings Farmhouse:**  
198 sq ft (18.4 sq m)

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## Land

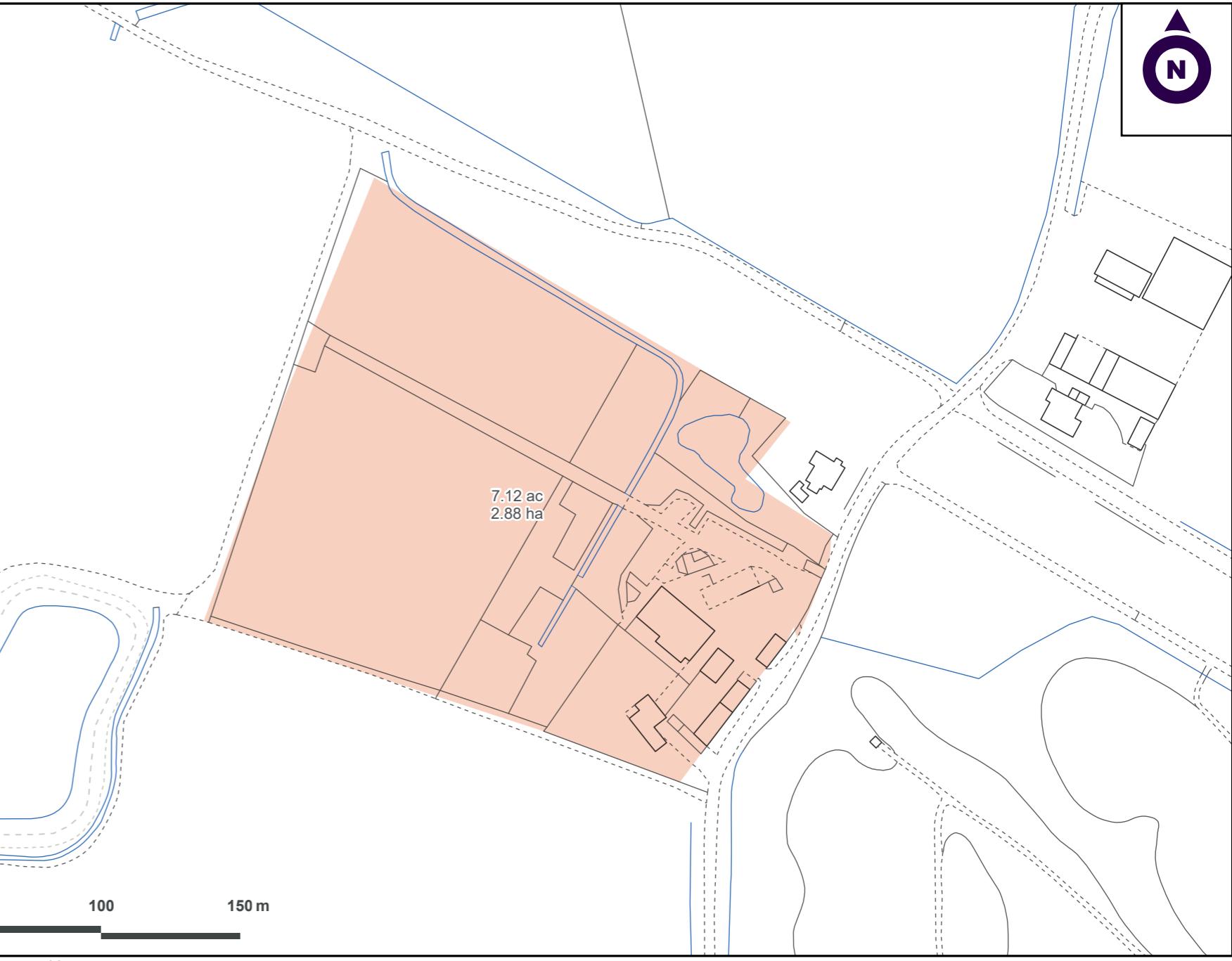
The land towards the rear of Sidings Farm comprises 5.83 acres (2.36 hectares) of paddocks with timber post-and-wire fencing. There is a central track between the paddocks. This aspect of the Property provides the perfect opportunity for an equestrian unit or smallholding.

The land overlooks an undisturbed rural landscape providing a tranquil setting.

Towards the east of the paddocks is an enclosed duck pond and chicken pen with several huts.

## Leisure Business

Sidings Farm has been operated as a successful leisure business, providing guest accommodation via shepherd huts and the barn conversion units. This sale offers an exciting opportunity for an incoming purchaser to expand the leisure business.



## Method of Sale

The Property is offered for sale by private treaty as a whole.

## Tenure & Possession

The freehold of the site is offered for sale with vacant possession.

## Designations

The Property is located within the Middle Level Nitrate Vulnerable Zone (NVZ).

## Services

- Sidings Farmhouse and the barn conversions benefit from mains water and mains electricity.
- Drainage to the Farmhouse is provided via a septic tank, with drainage to the barn conversions provided via biodigester.
- Electricity is provided to the farm buildings via solar panels and a 3-phase mains supply.
- The shower block has its own septic tank and mains water supply.
- Internet is provided to Sidings Farm via a mobile data connection.

## Access

The Property benefits from three access points off Fen Road. The first access leads directly to Sidings Farmhouse. The second provides access directly into the centre of Sidings Farmyard. The third access is located to the edge the farmyard, providing access to the paddocks through the yard.

## Wayleaves, Easements & Rights of Way

The Property is to be sold subject to, and with the benefit of, all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

## Material Information

For mobile and broadband coverage see <https://checker.ofcom.org.uk/>

## Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling Agent nor the Vendor take responsibility.

## VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the Property becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

## Sporting, Timber & Mineral Rights

To be included in the sale.

## EPC Rating

Sidings Farmhouse: D (63)

## Local Authority

Huntingdonshire District Council  
St Mary's St, Huntingdon, PE29 3TN  
01480 388388

## Viewings

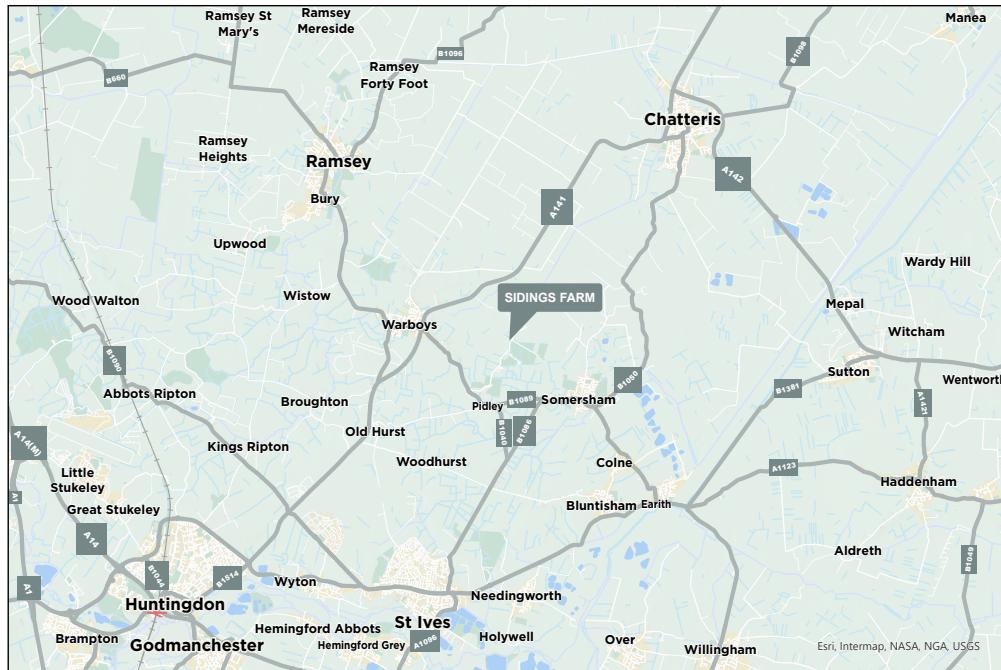
Viewings are to be by appointment only, arranged through the selling Agent.

## Directions

From Fenton: Follow the B1040 / Warboys Road for 1 mile before turning left onto Fen Road. Continue for 1.40 miles passing the Golf Club. The Property will be on your left-hand-side.

 **what3words**

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## Cambridge

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