



Frith Meadow Green End, Landbeach, CB25 9FD  
Guide price £1,100,000





# Frith Meadow, Green End, Landbeach, CB25 9FD.

- Extensive accommodation, annexe, bar and leisure, summerhouse/studio
- BUILDING PLOT WITH PLANNING PERMISSION
- 1.3 acres with space and flexibility to further develop and utilise the site (subject to consent).
- Semi-rural setting

A rare opportunity to purchase a spacious and immaculately presented family home with an Annexe. Frith Meadow is set within beautifully maintained grounds, this exceptional 3,600 sq. ft. family residence is a rare find on the market, offering generous and flexible living space, ideal for families, those working from home, or buyers seeking further development potential (subject to the necessary consents).

This unique home features a welcoming reception hall with double timber doors and built-in storage. The expansive living room is elegantly styled and bathed in natural light from large front-facing windows. At the heart of the home lies a stunning kitchen/breakfast room, complete with an extensive range of cabinetry and integrated appliances. A raised central workspace and large breakfast bar make this a true social hub. Full-width bifold doors open seamlessly onto the garden, enhancing the sense of space and indoor-outdoor living.

The kitchen flows into a sophisticated dining room with ample space for both formal and casual entertaining, adorned with decorative ceiling plasterwork, feature lighting, and direct access to the garden. Additional ground-floor amenities include a practical utility room and a cloakroom.

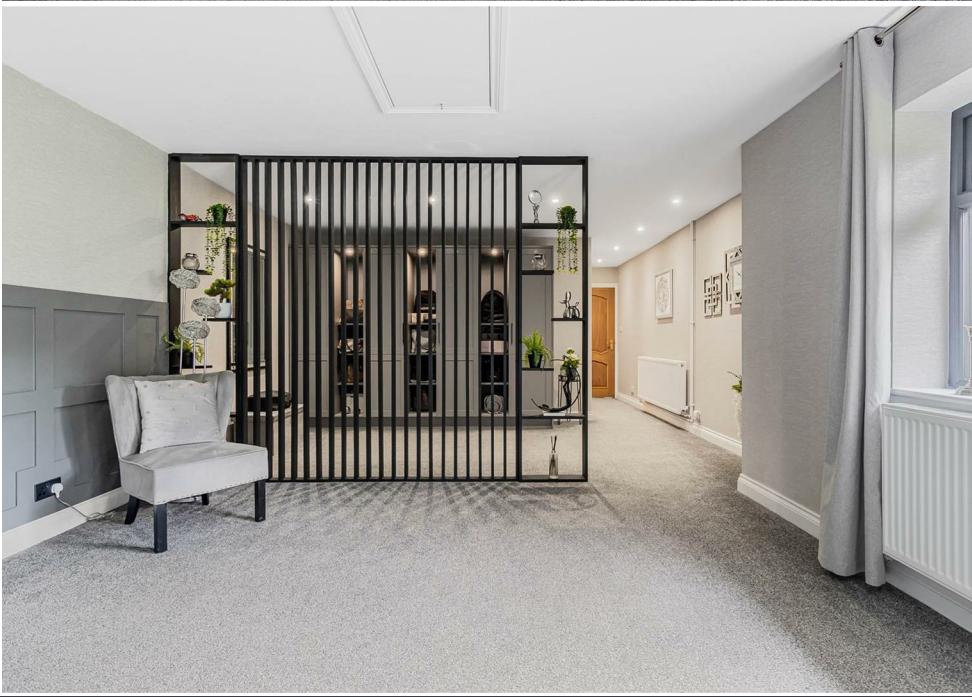
Accommodation comprises four generously proportioned bedrooms. The main suite extends to 32 feet, with direct access to the garden and a luxurious en-suite wet room. Two further bedrooms also benefit from well-appointed en-suites, and there is a stylish family bathroom finished in marble.

The property features double-glazed windows, oil-fired central heating, and a burglar alarm system for added peace of mind.

Adjoining the main house, the annexe offers independent living with a modern fitted kitchen, comfortable living room, double bedroom, and contemporary shower room—ideal for multi-generational living, guests, or rental opportunities.

The gardens and grounds are extensive and wrap around the property perfectly. At the front there is a large sweeping gravel driveway with a central, circular flowerbed.





These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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The rear gardens are mainly lawn with two large terraces, one adjoining the main house, the other the bar. There are various trees and shrubs and the gardens are enclosed by fencing.

On the right side of the house, there is a further, expansive gravelled area perfect for additional parking, works vehicles or a motor home or caravan, which in turn leads to the side and rear.

Beyond the fenced gardens, is an additional area of land perfect for working gardens or for those looking for space to create storage. We are advised that access to this area is also via a nearby track/road, but formal permission may be required to continue to use this access.

Overall the grounds extend to about 1.3 acres.

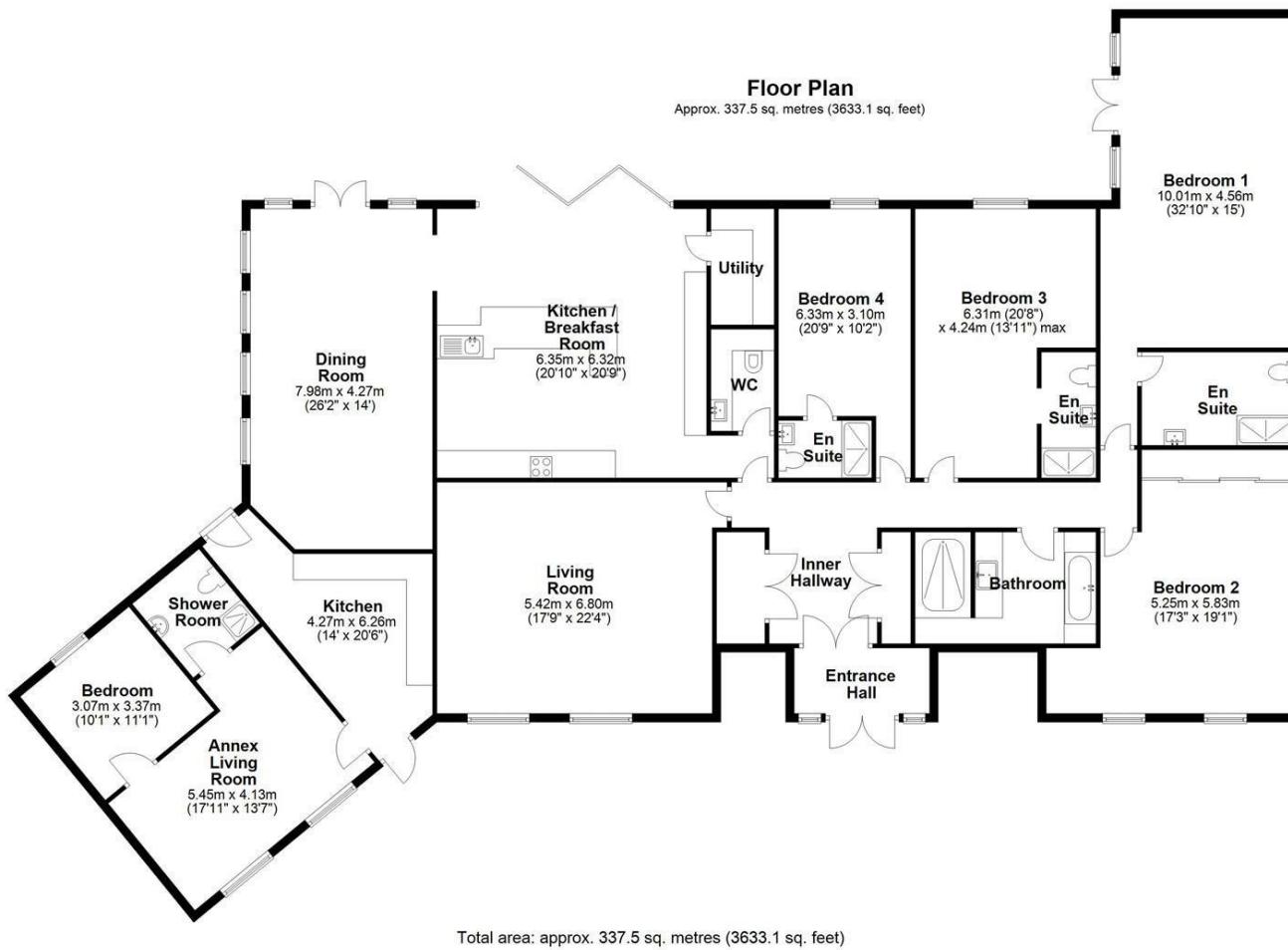


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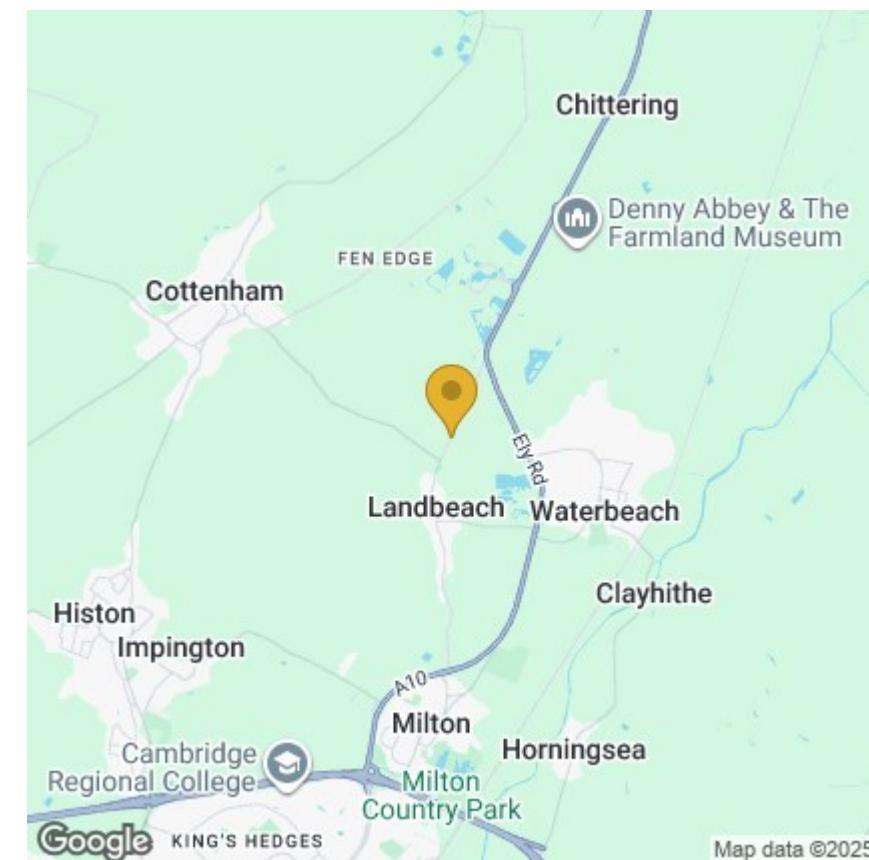
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
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