



505 / 5442 sqft

2 garages, 2 car ports

0.9 acre / 0.35 hectare

New build

Detached house

EPC - TBC

6 bed, 5 recep, 6.5 bath

Council tax band - TBC

East Lodge, Helions Great Hall CB9 7AW

A magnificent new build house of 505 sqm / 5442 sqft in a wonderful elevated plot of about 0.9 acre down a quarter-mile, tree-lined private drive.

Guide Price
£1,200,000 - £1,300,000

East Lodge is part of a redevelopment of Helions Great Hall, a magnificent period building set beside Helions Farm House and its moat, a scheduled ancient monument thought to have originally surrounded the main house of the Manor of Helions, which is mentioned in the Domesday Book and therefore perhaps one thousand years old. The site stands on high ground along a quarter-mile, tree-lined private driveway off Sages End Road and commands fabulous panoramic views across the village and surrounding land.

The Great Hall is part-way through being converted into a wonderful private house to the bespoke specification of its owners, an author and artist, and East Lodge stands adjacent as largely a new-build house, with its south most part a conversion of an original building from 1855.

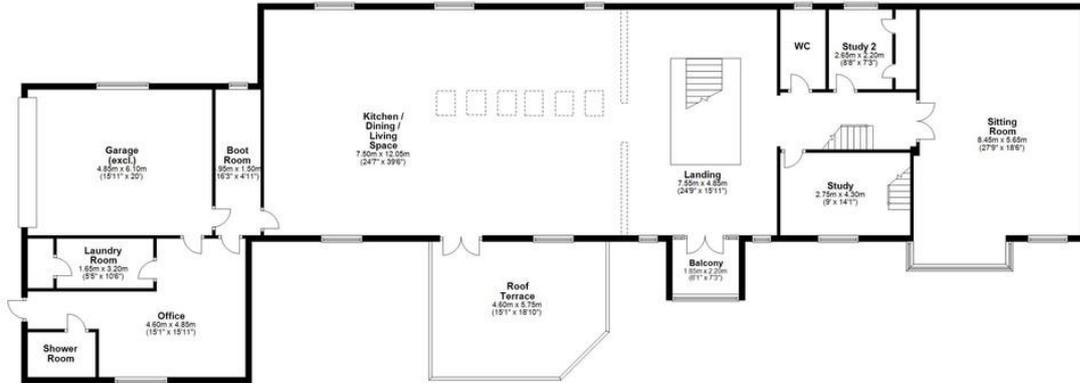
The house is over three floors with wonderfully light and enormously spacious accommodation of over 500sqm / 5400 sqft all looking across its private garden which extends to about 1.1 acres / 0.4 hectare.

It is approaching the final stages of construction under the stewardship of a specialist builder who lives in the village and had long romanticised over being involved in the restoration and development of the site. He has spent the last 5 years working with the owner of the hall to realise the potential of the site and East Lodge is now available to a new owner work alongside the builder in its final fit-out to specify kitchen and bathroom fitments, floor finishes, lighting, staircases, landscaping and more.

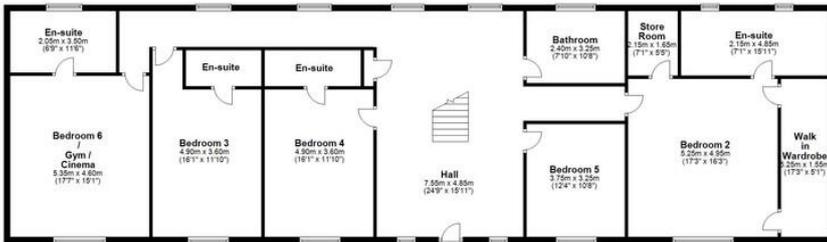
A detailed video walkthrough of the property is available on request and physical viewings can take place on site.

This is an utterly unique opportunity to enjoy the final stages of specifying a magnificent brand new house in an ancient and wonderful setting.

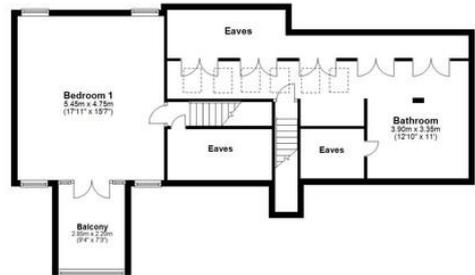
Ground Floor
Approx. 247.8 sq. metres (2682.2 sq. feet)



Lower Ground Floor
Approx. 202.7 sq. metres (2182.3 sq. feet)



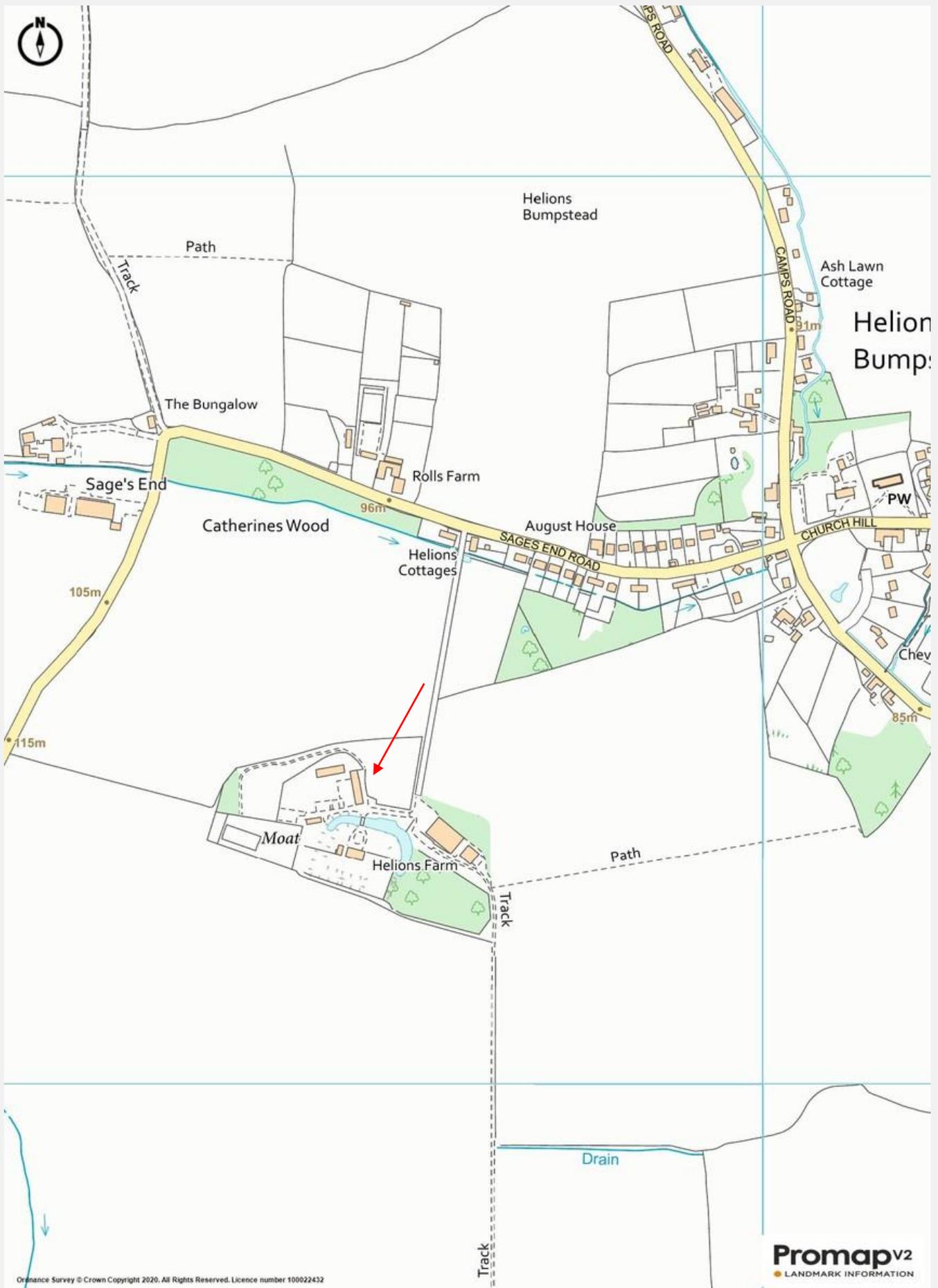
First Floor
Approx. 55.3 sq. metres (597.3 sq. feet)



Total area: approx. 505.6 sq. metres (5442.7 sq. feet)

Drawings are for guidance only. www.bachenergy.co.uk
Please read our disclaimer.

Total area:
Approx. 506 sq m
(5,442 sq ft)



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