



The Keepers  
Church Lane | Tydd St. Giles | Cambridgeshire | PE13 5LG

FINE & COUNTRY

# THE BEE'S KNEES



“Live the country dream in this very attractive, part timber-clad property built around the start of the millennium, which stands in generous gardens in the highly desirable rural village of Tydd St. Giles. Beautifully presented throughout and offering six bedrooms, there is a huge, dual aspect kitchen dining room, a reception room with mezzanine level and all with vaulted ceilings guaranteed to impress. Nestling in grounds of 2.5 acres which are ideal for a horse or a couple of ponies, this is a fabulous modern family home for the perfect country lifestyle.”







# KEY FEATURES

- A Beautifully Presented, Unique Two-Storey Barn Style Property situated in the Village of Tydd St. Giles
- Occupying a Plot of around 2.5 acres (stms) with Equestrian Potential and Vehicular Access to the Rear of the Land
- Six Bedrooms; Four Bath/Shower Rooms
- Spacious Kitchen/Dining Room with Separate Utility Room and WC
- Stunning Sitting Room with Mezzanine Reception Area Above
- Detached Triple Garage with EV Charging Point and Room Above
- Close to the Golf Club and Field Views
- Total Accommodation extends to 2,586 sq.ft
- Energy Rating: B

The grounds of The Keepers are as spectacular as the house itself, the grassy land reaching back and interspersed with copses of a variety of trees, and including an orchard and a large, discreetly hidden polytunnel. Previous owners were beekeepers and kept hives by the orchard which gave rise to the name of this stunning property.

## Country Life

"We bought the house because it has that 'country feel', being near the end of the village that opens out towards the fields," the present owners said. And it is absolutely true that the location of The Keepers is excellent if you are wanting a rural lifestyle but within easy reach of all the amenities of a town. "The Keepers has lots of space inside the house with large rooms, and two sets of staircases opening out to even more rooms above," the present owners explained. The rooms throughout the property are all generously proportioned, the principal ones flooded with light from the large, double-glazed, timber-effect UPVC windows and French doors. The use of oak is a feature throughout the interior with all the doors, architraves and skirting having been tailormade by a highly regarded local carpenter. A striking oak staircase, also bespoke, rises and turns from the wonderful living room with its vaulted ceiling and exposed brick chimney breast housing a log-burner, up to a gallery and an expansive area laid with oak flooring in the roof space. Large Velux windows provide natural light in the almost twenty-foot-long room which has made the ideal office but also served as an extra bedroom or, on occasion, a reception space for guests. Constructed of painted timber with open treads and a glass balustrade, a second staircase at the far end of the hall leads up to two bedrooms and a bathroom. The landing has been used as a study area in the past and is ideal for working from home.

## Modern Comforts

The property benefits from solar panels and air source heating, plus there is underfloor heating throughout the ground floor beneath the flagstones, and modern, electric, flat-panel radiators upstairs. The L-shaped design of the house wraps round an extensive paved terrace facing east and south at the back, reached from five sets of French doors. Everywhere you look the property is immaculately presented.







# KEY FEATURES

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All in a contemporary style, the family bathroom benefits from a bath as well as a separate shower, washbasin and WC, while the two en suites and upstairs bathrooms contain showers, washbasins and WCs. Next to the family bathroom is a handy laundry room.

## Well-Appointed Kitchen Dining Room

The kitchen dining room is a superb, dual aspect room fitted with an abundance of top-quality oak units with Corian worktops; a large area for dining in which a log-burner provides a cosiness in winter while, during the warmer months, it is perfect for summer entertaining with the French doors thrown open onto the terrace. The kitchen units have integrated AEG appliances including a stack of ovens with an eye-level microwave plus an oven with a grill, a steam/fan oven, and below, another fan oven with a grill. The island incorporates an induction hob with an extractor over it, and there is a disguised tall fridge, undercounter freezer and dishwasher, as well as an InSinkErator hot water tap. A door leads off the kitchen into a utility room fitted with further units housing a double butler sink. There is a downstairs WC within the room and also an external door.

## Connection To The Outside

"We have many doors that lead out to the large patio and formal garden which is great for parties and social gatherings. We also enjoy the views of our large field as far as the eye can see with copses of many different tree species," the owners said. Not only does the layout of the interior have an easy flow between the various spaces but there is also a fabulous connection with the outdoors. The sizable, paved terrace directly outside the house is south facing and is a real suntrap and, even with some raised beds and a raised pond, it provides ample space for entertaining. The large, grassy area is enclosed by picket fencing so making the garden dog-proof, and there is a small, decked area beyond it in a sheltered spot which is perfect for catching the evening sun. The land is Agricultural Grade 1 Approved and so is ideal for grazing, and also makes The Keepers an excellent opportunity for an equestrian owner. There are several little copses dotted around the land which were planted by a previous owner and, more than ten years on, they are really coming into their own. The polytunnel is approximately 16x24 feet in size and a very useful feature to have. "We enjoy our own homegrown vegetables from the polytunnel and, outside, we grow asparagus, strawberries, raspberries, and pears and apples from our orchard," the owners said.

## Annexe Potential

With the potential to convert it into an annexe, subject to planning permission, the triple garage stands separate from the house linked by a high brick wall and behind a sizeable gravel drive; it benefits from an EV charging point, automatic roller doors to the front and shed doors to the third garage at the rear. Adjoining it is a garden shed and an undercover wood store.























































# INFORMATION

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## On The Doorstep

The rural village of Tydd St. Giles borders Cambridgeshire and Lincolnshire. The highly sought-after village is home to the beautiful Norman church of St. Giles which is one of the few in the area that has a tower separate from the main building. Tydd St. Giles Golf & Country Club encompasses over 150 acres of landscaped grounds and offers an 18-hole, par 70 golf course with a fishing lake which is available all year round. Within the Golf & Country Club's leisure complex there is also a restaurant and bar, a gym, a heated indoor pool, sauna, steam room and fitness suite with regular classes. The village has many footpaths across open fields and a nature trail around the golf course for walking a dog and outdoor strolls. Further activities in the area include horse riding, bird watching and river trips through the beautiful countryside ... all right on the doorstep.

## How Far Is It To?

The historical market town of Wisbech, which is approximately six miles to the south, offers supermarkets, a swimming pool and sports centre, library, museums, a theatre and secondary schools – the state-funded Thomas Clarkson Academy and the sought after Wisbech Grammar School. The Hanseatic town of King's Lynn with its excellent shopping and leisure facilities is twenty minutes away with a direct rail link to Cambridge and London. March station with a direct rail link to Stansted Airport is ten minutes to the south whereas Peterborough is a 35-minute drive away with rail links giving access to London with a journey time less than an hour or to the Midlands and North.

## What Three Words Location

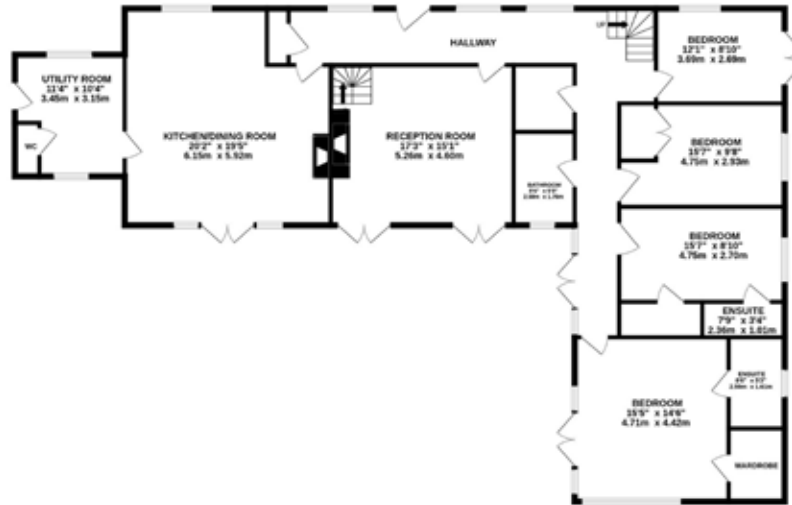
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [fidelity.foods.defers](#)

## Services, District Council and Tenure

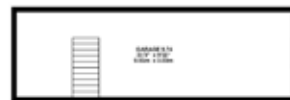
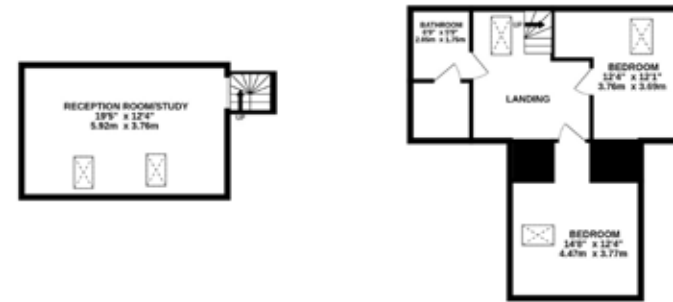
Air Source Heat Pump with Underfloor Electric, Solar Panels, Mains Water  
Private Drainage via Treatment Plant  
Broadband Available - vendors use Vodafone  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Fenland District Council - Council Tax Band E  
Freehold



**GROUND FLOOR**  
1866 sq.ft. (173.3 sq.m.) approx.



**1ST FLOOR**  
721 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 2586 sq.ft. (240.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA: 822 sq.ft. (76.7 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82-91)	B		
(69-81)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		<b>B1</b>	<b>D3</b>

England & Wales EU Directive 2002/91/EC

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Fine & Country Fakenham  
11 Bridge Street, Fakenham, NR21 9JG  
01328 854190 | fakenham@fineandcountry.com

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