



The Lodges

at Houghton Grange

SHELBOURNE
— ESTATES —

Introducing The East and West Lodges at Houghton Grange.

The East and West Lodges at Houghton Grange stand as a charming, historic legacy of the estate's notable past. Constructed in the early 20th century as Gatehouses to the grand manor house, these two bedroom lodges have been meticulously preserved to retain the architectural elegance of their original design.

The East and West Lodges boast a rich historical lineage, yet they have been thoughtfully updated to cater to the needs of modern living. Each charming lodge has been enhanced with a stunning extension, providing a family room that seamlessly integrates with the garden beyond. The addition of bi-fold doors and roof lantern allows for an abundance of natural light that creates a warm and inviting ambiance. The delightful kitchen with island and spacious living room retain their original fireplaces and a luxurious bathroom has been expertly incorporated into this thoughtful ground floor layout, blending period details with contemporary comforts.

Each lodge has a striking exterior showcasing the detailed brickwork and a welcoming timber porch complete with built in benches - a testament to the skilled craftsmanship of bygone eras. Throughout, one can feel the love and care that has gone into restoring these architectural gems.

The East and West Lodges truly offer the unique opportunity to experience the allure and character of a beautifully restored, historic home with modern living in mind.





Two beautifully restored lodges,
boasting original 1900's features
and a modern twist.



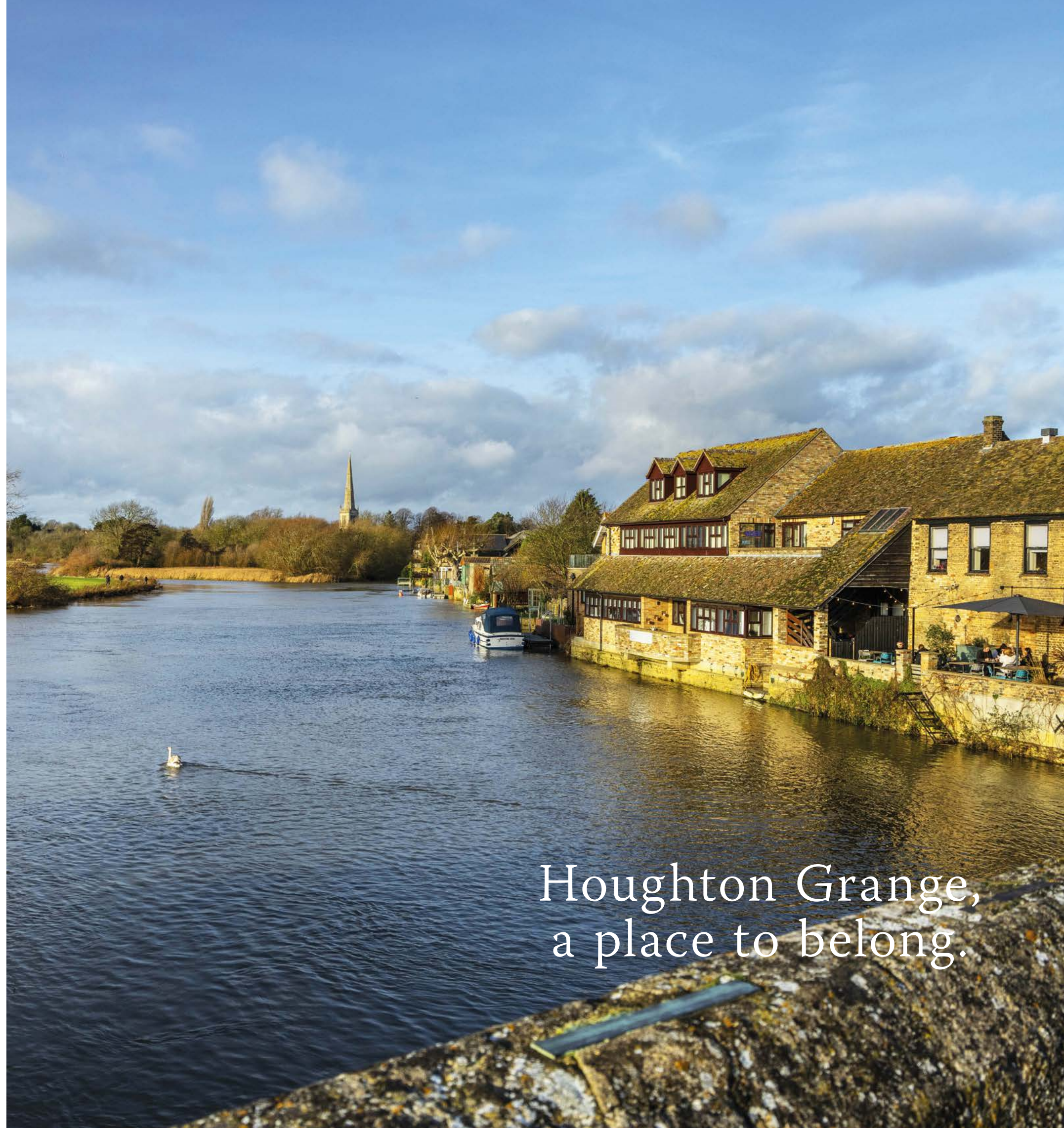


Houghton Grange, a place to belong.

Houghton Grange is a truly remarkable development that blends modern living with historic grandeur. Nestled within the picturesque grounds of a magnificent Grade II listed manor house, this blossoming new community offers a stunning collection of 1, 2, 3, 4, and 5 bedroom family homes to suit every lifestyle. Situated in an exceptional location less than a mile from the charming market town of St Ives, Houghton Grange is a unique place to call home.

The manor house itself is being sensitively converted into 5 luxury apartments, preserving the stately elegance of this historical structure. Meanwhile, the two former Grade II Gatehouse Lodges - East and West Lodge - sit proud at the top of an elegant, tree-lined avenue, their classic architectural features and mature landscaping creating a strong sense of grandeur as you approach the development. Throughout the grounds, the manor house's traditional ornamental gardens are being methodically reinstated to provide an abundance of open green space and tranquil natural surroundings for a serene, idyllic living environment.

With its perfect blend of historic charm and modern comforts, Houghton Grange presents a truly unparalleled experience, offering the beauty and splendour of a bygone era while enjoying all the conveniences of a contemporary lifestyle.



Houghton Grange,
a place to belong.



Keep connected

Living at Houghton Grange means you're always well-connected. The amenities of St Ives, Huntingdon, Peterborough and Cambridge are all directly accessible by bus from Houghton Road.

The progressive transport link, The Busway, makes using the bus smarter and quicker. Services run along a specially constructed busway track linking Huntingdon, St Ives and Cambridge. From Houghton, a direct service whisks you to Cambridge city centre & train station, Science Park, and Addenbrooke's Hospital, while connecting routes make car-free travel around the region swift and easy.

Huntingdon itself is just 4 miles away and when you need to connect to the UK's motorway network, the A1(M) is within 8 miles and it's 9 miles to the A14 towards Cambridge via the A1307. The M11 is less than 14 miles away, leading southwards towards London reaching Junction 27 of the M25 in around 54 miles.

The vibrant university city of Cambridge lies within 17 miles, while Peterborough is 22 miles to the north. There's no shortage of shops, restaurants, activities and culture within easy reach. For travelling further afield by air, Luton Airport is 48 miles away while Stansted is approximately 43 miles. Taking to the tracks, Huntingdon railway station provides direct services to London Kings Cross in 55 minutes and to London St Pancras International in just over an hour (64 minutes). London Gatwick Airport direct takes just over 2 hours (125 minutes) while Peterborough is just a 15 minute journey.

Get out and explore further...



Central
London

76 miles



Cambridge
City Centre

17 miles



Luton
Airport

48 miles



Internal finishes.

Our stylists design beauty into every feature,
detail and finish, ensuring a luxurious
Shelbourne home.

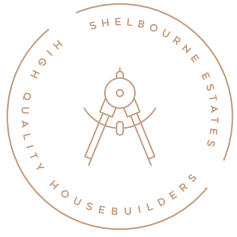
Paint to whole house in Chiltern White Supermatt
Emulsion from the Dulux Heritage Range

–
White satinwood finish to woodwork

–
Hammonds fitted wardrobes to bedroom one

–
Myson Column radiators

–
Original internal doors to the first floor have
been retained and beautifully refurbished



Electrical.

Expect superb quality
at the flick of a switch.

- Energy efficient lighting throughout
- Aurora LED downlighters to bathroom
- Polished chrome sockets and switches to the ground floor
- Security alarm
- USB double sockets to kitchen and master bedroom

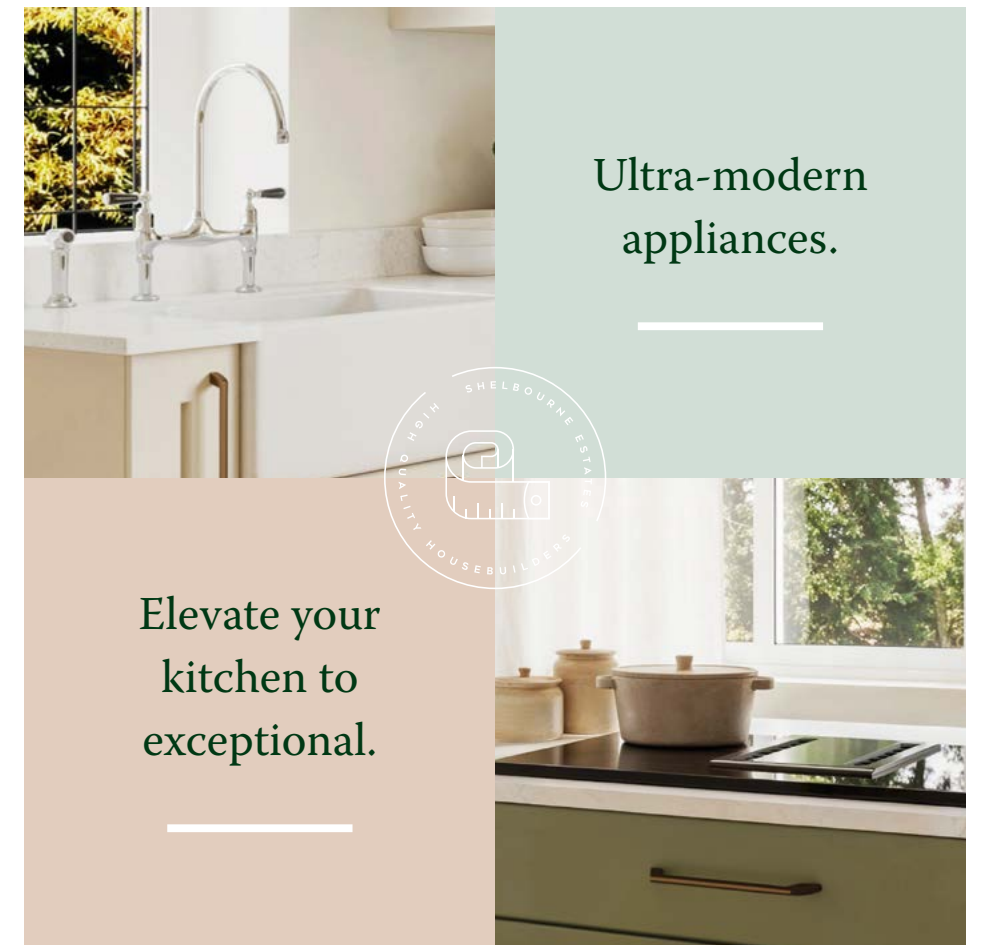
We've got you covered.

Every Shelbourne home has LABC Warranty.
This means that your home is structurally protected
for ten years after legal completion.





Kitchen.



Ultra-modern
appliances.

Elevate your
kitchen to
exceptional.

The heart of the home.

Contemporary shaker style doors

–

Quartz worktops with upstands

–

Siemens appliances including:

– Single electric oven

– Single combi oven

– Induction venting hob

– Integrated dishwasher

– Integrated fridge freezer

– Integrated washer

–

Belfast sink and feature
chrome bridge tap



Delight in little touches of luxury.



From world-renowned brands.

Shower in style.

Sanitaryware by Villeroy & Boch

Burbidge Langton washstand with Villeroy and Boch basin in main bathroom

Large shower tray with Vado thermostatic shower to main bathroom

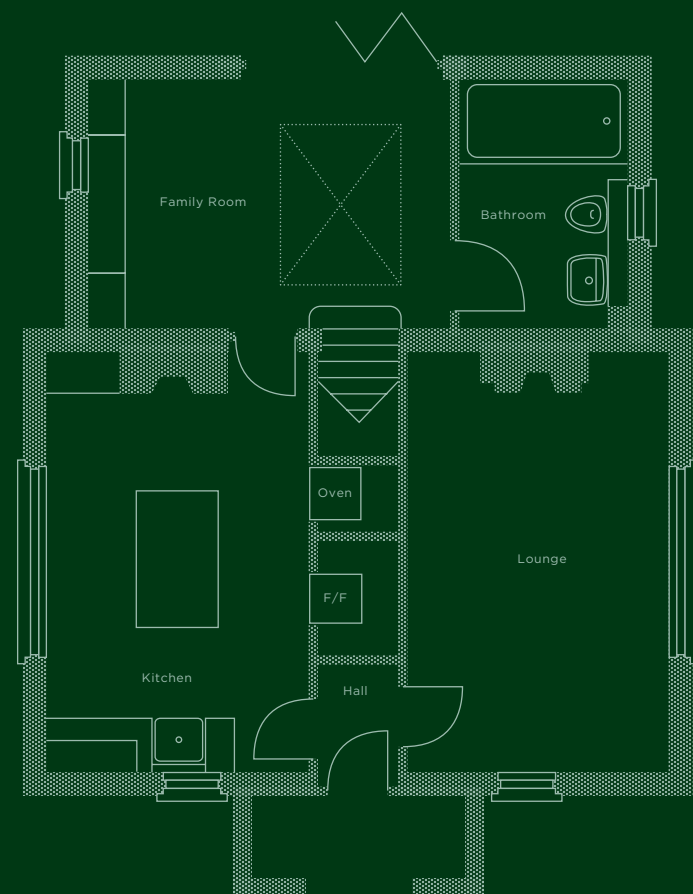
Myson electric chrome towel rails

Porcelanosa full height tiling to shower enclosure and feature walls in main bathroom and WC



Bathroom.

– The East Lodge –



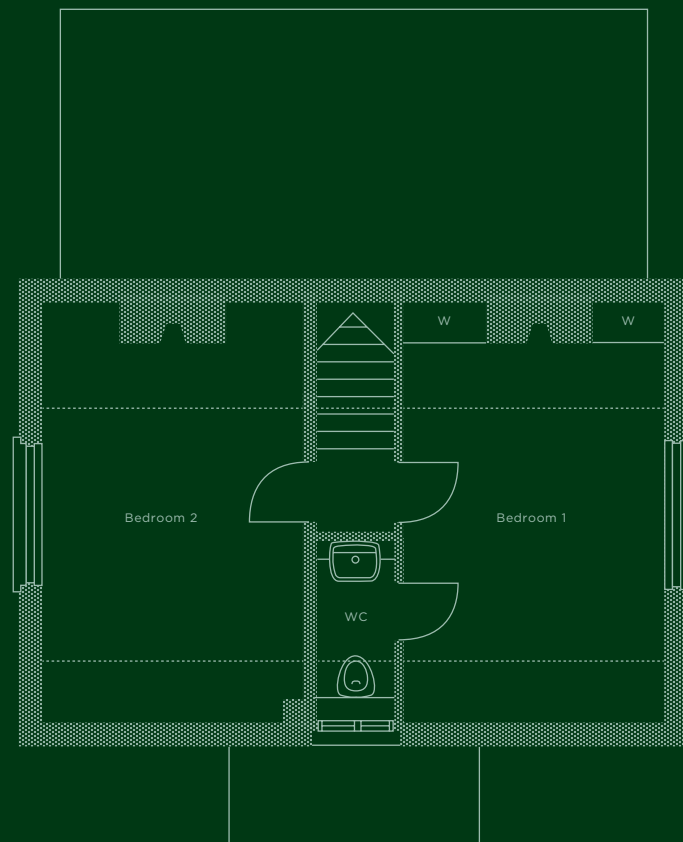
Downstairs

Lounge	4771* x 2966mm 15'8"* x 9'9"
Kitchen	4768* x 2984mm 15'8"* x 9'10"
Family Room	2847 x 4211mm 9'4" x 13'10"
Bathroom	2848 x 1920mm 9'4" x 6'4"

Upstairs

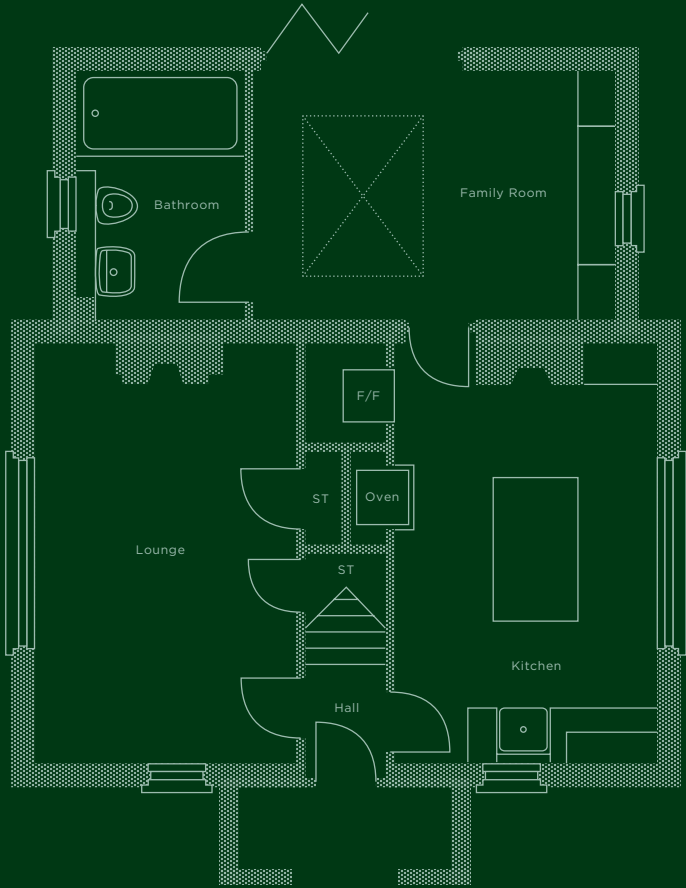
Bedroom 1	4785* x 3007mm 15'9"* x 9'10"
Bedroom 2	4785* x 2980mm 15'9"* x 9'9"
WC	2000* x 850mm 6'6"* x 2'8"

*Denotes maximum room dimensions.





– The West Lodge –



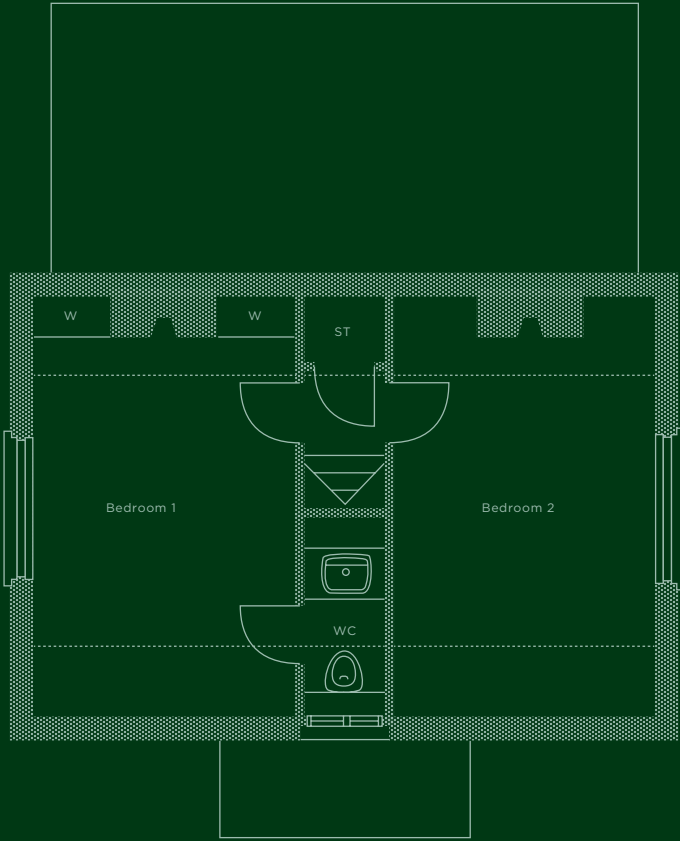
Downstairs

Lounge	4771* x 2976mm 15'8"* x 9'9"
Kitchen	4829* x 2986mm 15'10"* x 9'10"
Family Room	2819 x 4211mm 9'3" x 13'10"
Bathroom	2823 x 1920mm 9'3" x 6'4"

Upstairs

Bedroom 1	4785* x 2995mm 15'9"* x 9'10"
Bedroom 2	4785* x 2982mm 15'9"* x 9'9"
WC	2250* x 900mm 7'3"* x 2'9"

*Denotes maximum room dimensions.





What next?

If the Houghton Grange lifestyle appeals to you, this is the perfect moment to take the next step.

Contact our Sales Advisors to discuss
The East and West Lodges.

We'll then arrange a private appointment for you to visit Houghton Grange where you can discover everything this development has to offer, for today, tomorrow and always.

Call us on: 01480 573328



Notes.



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Notes.



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Shelbourne Estates specification is correct of time of going to print and is a non-exhaustive list of specification, please speak to your sales advisor for full details. Images are representative only. *Shelbourne Estates reserves to itself the right from time to time to vary the plans and specification by substituting materials as nearly as and may be of the same value in lieu of those contained in the plans and specification but so that such variations do not significantly and substantially alter the size or appearance or the market value of the property.





HOUGHTON GRANGE, HOUGHTON HILL, HOUGHTON, HUNTINGDON, PE28 2BZ

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