

De Jacobs Hoeve

Proostdijerdwarsweg 7 | Waverveen



Netherlands | Sotheby's
INTERNATIONAL REALTY



Lovely quiet location in very good condition situated next to nature area Marickenland and Vinkeveen.

De Jacobs Hoeve is a fully modernized farmhouse, with solar panels, situated on a beautiful plot of almost 1 hectare, surrounded by farmland and only 15 minutes by car from Amsterdam and Schiphol.

This thatched farmhouse has several outbuildings, including a horse stable, a guest house with multifunctional office space and a garage. Right next to the Marickenland nature reserve, this property offers a wonderful permanent vacation feeling and really everything you would expect from outdoor living.





Layout:

Upon entering through the spacious entrance with checkroom and access to toilet and basement, you are immediately immersed in the charm of this classic property with modern twist. Through the double doors you enter the beautiful large living room with a beautiful loft and all around views of the garden. Especially the view from the living room through the large window on the garden is breathtaking. On the floor is an old French tile floor and the custom cabinets and steel doors give the property a contemporary feel. The living room is spacious enough to create multiple seating areas and features a gas fireplace.

The kitchen diner was modernized in 2021 and features luxury appliances, a beautiful built-in coffee-corner and an American fridge/freezer. Adjacent to the kitchen diner is room for a generous dining table and from the kitchen there is access to a sheltered terrace overlooking Marickenland nature reserve and the orchard with mature fruit trees.

Also on the first floor are a television room/office with en-suite bathroom, a utility room with adjacent storage/mudroom and access to the fully dehumidified basement.











Second floor:

On the second floor is a fully equipped kitchen and bathroom, and this floor currently serves as a guest house. Thanks to ingeniously placed walls, a total of 3 bedrooms have been created. French doors lead to the balcony.









Cottage:

The beautiful thatched outbuilding "cottage" of approximately 200m² offers a range of possibilities. Currently the cottage serves as an office/presentation room and guest house, but it is also very suitable as a home practice space or as a second full-fledged home for an au-pair or family member.

First floor:

Upon entering the first floor is the entrance hall with checkroom, stairs to the second floor, pantry and toilet room. The spacious living room has French doors to the adjacent private terrace and adjoins a second room currently used as a presentation room with adjacent office. The presentation room has beautiful sliding wooden doors at the front.

Second floor:

The second floor contains a fully equipped kitchen and bathroom, and this floor currently serves as a guest house. Thanks to ingeniously placed walls, a total of 3 bedrooms have been created. French doors lead to the balcony.

The garden is a real delight! Around the house and guest house are several terraces bordered by privet hedges and flowering perennials. The large terrace has a fully automatic sunshade and in the old orchard Proostdijerdwarsweg_7_waverveen_62 with apple and pear trees you can harvest your own fruit. The horse stable is fully functioning with several horse stalls and in the pasture the horses can graze. Facilities for a possible horse trough are available (drainage system). There is ample parking on the property.

The main building and outbuilding originally date from the nineteenth century and were completely rebuilt in 1985 including new foundations. In the past year 2022, the Hoeve with its outbuildings completely modernized while maintaining the characteristic atmosphere.









Details:

- Main house approximately 360m²;
- New kitchen from 2021 with beautiful La Cornue gas stove;
- Utility room 2021;
- 3 bedrooms - possibly 4 - and 3 bathrooms;
- Master bed and bathroom were newly installed in 2021;
- All electricity in the home has been updated;
- Basement dehumidified and coated.
- Cottage approximately 200m²;
- Fully detached for multiple uses;
- New Velux tilt windows 2021;
- Own central heating system;
- Private terrace.

Other details:

- 28 Solar panels on south side barn roof;
- All thatched roofs have had maintenance, sprinkler system is present and maintained;
- New intercom system for entrance gate with 3 screens in main house and cottage.

