



DETACHED BARN CONVERSION WITH IMPRESSIVE, VERSATILE ACCOMMODATION

THE BARN, TOWN GREEN ROAD
ORWELL, ROYSTON SG8 5QL



IMPRESSIVE 2,509 SQ FT TIMBER FRAMED BARN CONVERSION IN POPULAR VILLAGE SOUTH WEST OF CAMBRIDGE

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ROYSTON SG8 5QL

◆ EPC rating = C

Situation

- Popular and highly sought-after village situated about 8 miles south-west of Cambridge.
- Well located for access to the city with excellent commuter links by road or rail - mainline train station in the nearby market town of Royston. Local rail stations can be found in Shepreth and Meldreth.
- Convenient for major road networks including the M11 to London, Stansted Airport and the A14/A1 north; A10, A505 and A1 south.
- Local amenities include a village primary school, hairdressers, village store & post office and pub/restaurant.
- Well placed for highly-regarded Bassingbourn Village College and schools on the west and south sides of the city including St Johns, King's, The Perse, St Faiths and The Leys.

Description

The Barn is a delightful detached weatherboarded timber framed former barn on a brick plinth which was renovated and converted during 2015 by the current owners. It provides considerable, versatile accommodation, principally ground floor with two separate staircases providing access to second floor rooms (including the master suite) at each end of the building. The vast principal reception room is particularly impressive with a double height vaulted ceiling, flagstone flooring and doors to the terrace and garden. The property provides comfortable living accommodation with oil fired central heating (underfloor downstairs). The property can be approached via one of two doors, the most used is to the right, leading to the hall with automatic sensor lighting and flag stone flooring. To the left is the sitting room – a really impressive vaulted room with exposed timber frame, door to front and glazed door to the garden. Here there are a number of former saddle supports which, we understand were found and retained during the restoration. An oak door leads from here to the spacious kitchen/dining room, ideal for entertaining, the dining area is separated from the kitchen/breakfast area by an open stud wall making the whole space feel really spacious. The kitchen is fitted with a range of base and eye-level units and incorporates a pull out larder cupboard, pan drawers, granite worktops, an integrated sink with mixer tap, integral double oven, four-ring electric hob, dishwasher and breakfast bar. There is also space here for an American style



fridge/freezer.

The master suite is located on the first floor via the reception room staircase. The master bedroom is vaulted with exposed timbers, and an eaves storage cupboard.. There is an en suite shower room with tiled shower cubicle and in addition there is an adjacent bathroom with corner bath and dressing room/ nursery. The remaining ground floor accommodation is approached from the hall and includes a utility room with stable door to the garden with oil fired boiler, space for washing machine and Megaflow hot water cylinder. In addition there is a family bathroom with separate bath and shower and two double bedrooms - the furthest having double doors to the rear garden and a staircase to the first floor leading to a twin room/snug/study area or dressing room depending on requirements. From here there is access to additional loft space providing a useful storage area but offering further potential (subject to the necessary planning and listed building consents).

The detached barn has a shingle parking area with adjoining lawned area to the front. There is access to the side into the rear garden, mainly laid to lawn with herbaceous borders, a large paved terrace making it ideal for al fresco dining.

Agents Note: The Barn is in the curtilage of a listed building therefore Listed Building policies may well apply.

Tenure:

Freehold

Local Authority:

South Cambridgeshire District Council

Outgoings:

Council Tax: Band F

Viewing:

Strictly by appointment with Savills



The Barn, Orwell

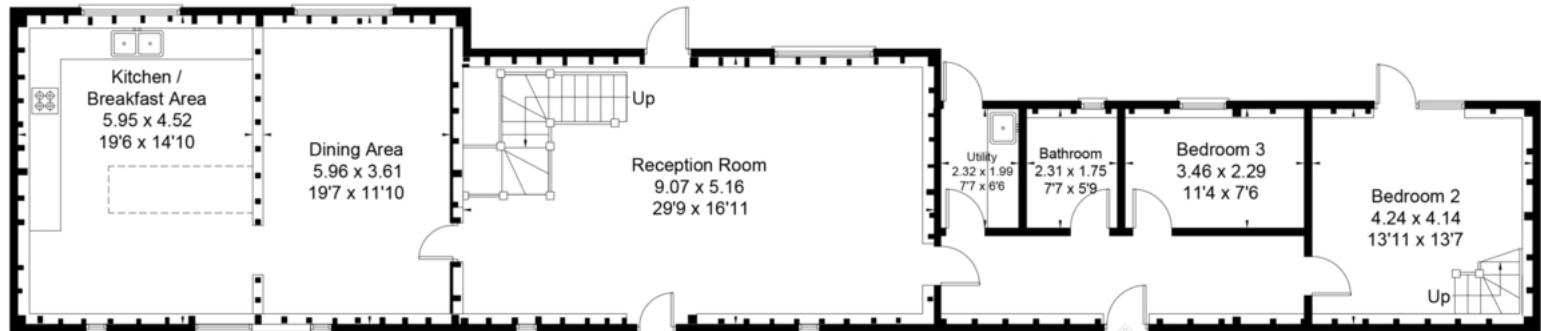
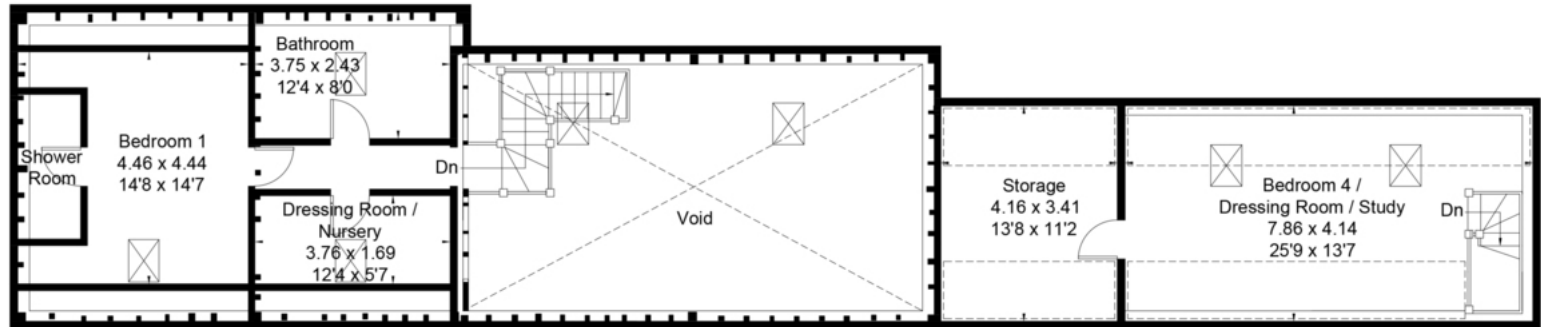
Gross Internal Area (approx)

233.1 sq m / 2509 sq ft

(Excluding Void)

For identification only. Not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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