



Contemporary barn style home in this popular village

3 Lower Farm Barns, High Street, Barley, Royston SG8 8HR

Freehold





Stylishly presented accommodation • Handmade kitchen with Corian work surfaces • Play room/fifth bedroom/potential annexe & en suite • Triple garage and garden store • Private enclosed rear garden

Local information

• Barley is a pretty and popular village with two well regarded pub/restaurants, a village shop and post office, garage, a primary school and a doctor's surgery.

• Good shopping for everyday needs is found in both Royston (6 miles) and the medieval market town of Saffron Walden (11 miles).

• The university city of Cambridge provides comprehensive shopping and recreational facilities together with renowned independent schools for all ages.

• For the commuter, Royston station is 6 miles, (with trains to London King Cross from 38 minutes), Audley End Station is 9 miles (with trains to London Liverpool Street from 51 minutes).

• The property is also well placed to access junction 10 of the M11 at Duxford (8 miles) providing access to the north via A14 and A1 and to London and Stansted airport (19 miles) (all distances and travel times are approximate).

About this property

3 Lower Farm Barns is a contemporary, barn style family home set well back from the road with a wide, shingle drive leading up to a small community of three homes in this development. The barn is a well laid out, stylishly presented family home with light

spacious accommodation extending to approximately 2,100 sq ft arranged over two floors.

The front door enters the house into a double-height, vaulted reception hall and sitting room with a log burner, wooden floors and exposed beams. Double doors lead through to a recently re-fitted, handmade kitchen with Corian work surfaces and dual aspect views of the gardens.

There is ample space for a dining table in the kitchen which makes the space both sociable and functional for family life. The garden doors open out to a paved terrace in the garden, ideal for summer barbecues.

Just beyond the kitchen is a room currently used as a play room but could be used as a fifth bedroom or self-contained annexe as it has a full bathroom, kitchenette and its own entrance as well as a cloakroom.

Upstairs, four good sized bedrooms lead off a galleried landing. At the far end, steps lead up to the master suite with an en suite shower room while the other three bedrooms have access to the family bathroom.

Outside, the private garden faces east and west and is mainly laid to lawn with trees and mature shrubs creating a border. There is also a triple garage which could be converted into either a separate one bedroom annexe or a home office, subject to the necessary planning permissions



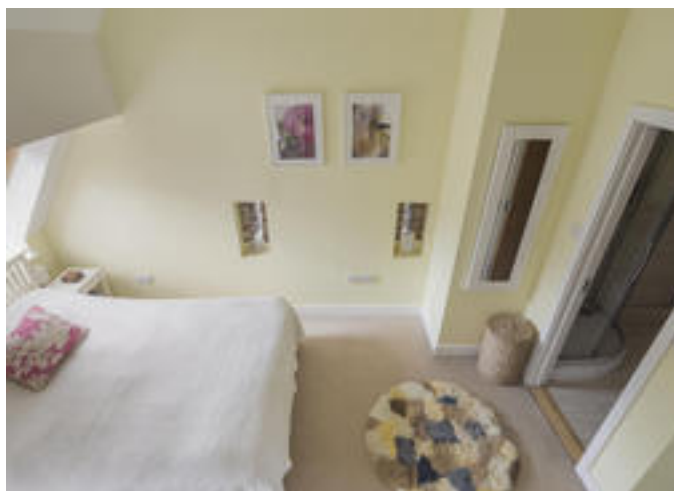
being granted, as was the case in 2018 but which have now expired.

Note: Photographs taken May 2019.

Tenure
Freehold

Local Authority
North Hertfordshire District
Council: Council Tax Band F

Viewing
Strictly by appointment with
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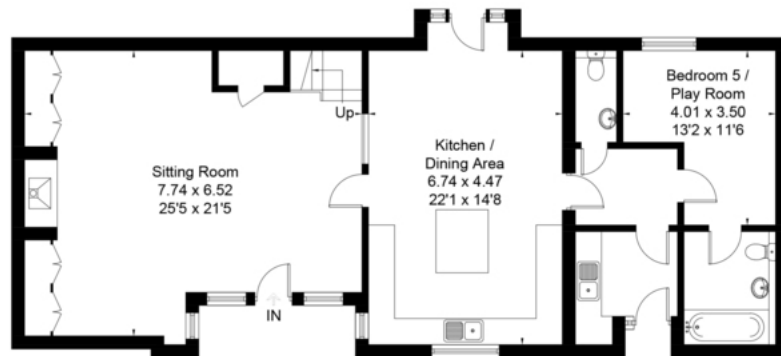
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Approximate Floor Area = 202 sq m / 2171 sq ft
Garage = 50 sq m / 536 sq ft
Garden Store = 16 sq m / 173 sq ft
Total = 268 sq m / 2880 sq ft

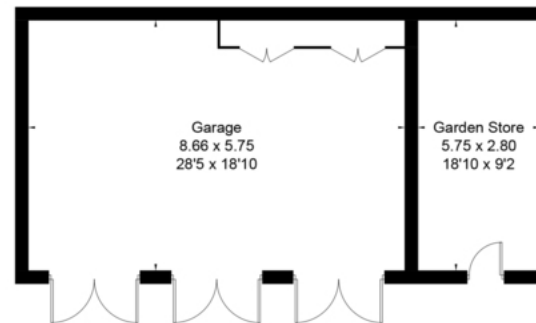


First Floor

☐ = Reduced head height below 1.5m



Ground Floor



(Not Shown In Actual Location / Orientation)

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