



Doyden Barn Warren Lane Bythorn Cambridgeshire PE28 0QU

PRICE: £499,950

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Cromwell House, High Street, Kimbolton, Cambridgeshire PE28 0HA Tel: 01480 860600 Fax: 01480 860070 Email: kimb@simpsonandpartners.co.uk



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Doyden Barn, Warren Lane, Bythorn, Cambridgeshire, PE28 0QU

Enjoying a rural setting on a half acre plot (sts) is this well appointed four double bedroom barn conversion boasting a wealth of character to include exposed beams, brick and inglenook fireplace. Located in the desirable village of Bythorn with amenities including pub/restaurant and a church. The well reputed Kimbolton school is just a short distance away along with a lively High street with many local shops and amenities. Transport links are excellent with a mainline station at Huntingdon, and with the A14/A1 road links just minutes away. Accommodation briefly comprises an 18' sitting room, dining room, kitchen/breakfast room and guest cloaks w/c. To the first floor expect to find four double bedrooms and a family bathroom, the master benefits from an en-suite bathroom. Outside there is ample parking for a number of cars leading to a detached double garage, one of the notable features to the property is the landscaped rear garden surrounded by open countryside.



RECEPTION HALL:

Entered via timber panel door leading from the front galleried landing above, oak flooring, exposed beams, radiator, cloaks hanging area. Door to cupboard housing the oil fired central heating boiler, doors to sitting room, dining room, kitchen/breakfast room.

CLOAKROOM:

Re-fitted two piece suite comprising low level wc and marble 'fired earth' wash hand basin. Half height decorative marble tiling to all walls, exposed beams, radiator. Window to rear aspect

SITTING ROOM: 18'2 x 17'5 (5.54m x 5.31m)

Windows to front and rear aspect. Feature brick inglenook fireplace with oak cross beams, quarry tiled hearth with inset multi-fuel burner. A wealth of exposed ceiling beams, wall lights points, two radiator. French doors giving outlook and access to the rear garden.

DINING ROOM: 13'9 x 11' (4.19m x 3.35m)

Exposed ceiling beams, two wall light points, radiator. French doors giving outlook and access to the rear garden.

KITCHEN/BREAKFAST: 17'3 x 14'9 (5.26m x 4.50m)

Kitchen comprising a bespoke hand made antique pine kitchen with a range of high and base level cupboards complete with drawer space, complementary tiled work surfaces and a twin Belfast sink. Integrated dishwasher, plumbing for washing machine. Quarry tiled flooring with decorative marble inlay, exposed ceiling beams. Windows to front, side and rear aspects. Stable door leading out to the garden.

FIRST FLOOR GALLERIED LANDING:

Window to front aspect. Built-in wardrobe with hanging rail and shelving. Airing cupboard housing the hot water cylinder and immersion heater. Access to the loft space. Door s leading to four double bedrooms.



MASTER BEDROOM: 18'1 x 16'8

5.51m x 5.08m)

Window to front and rear aspect. Built-in wardrobes complete with hanging space and shelving. Vaulted ceiling with exposed beams and exposed brick chimney breast. Radiator.

EN-SUITE BATHROOM:

Re-fitted three piece suite comprising low level wc, maple vanity unit with inset wash hand basin and Granite surround and large bath with 'Aqualisa' power shower fitted over. Italian porcelain tiling, exposed beam, traditional hand made brass radiator/towel rail. Window to rear aspect.

BEDROOM 2: 18'3 x 11'7 (5.56m x 3.53m)

Window to front and rear aspect. Vaulted ceiling with exposed beams, two radiators.

BEDROOM 3: 14'8 x 10'2 (4.47m x 3.10m)

Window to rear aspect. Vaulted ceiling with exposed beams, radiator.

BEDROOM 4: 10' x 8'3 (3.05m x 2.51m)

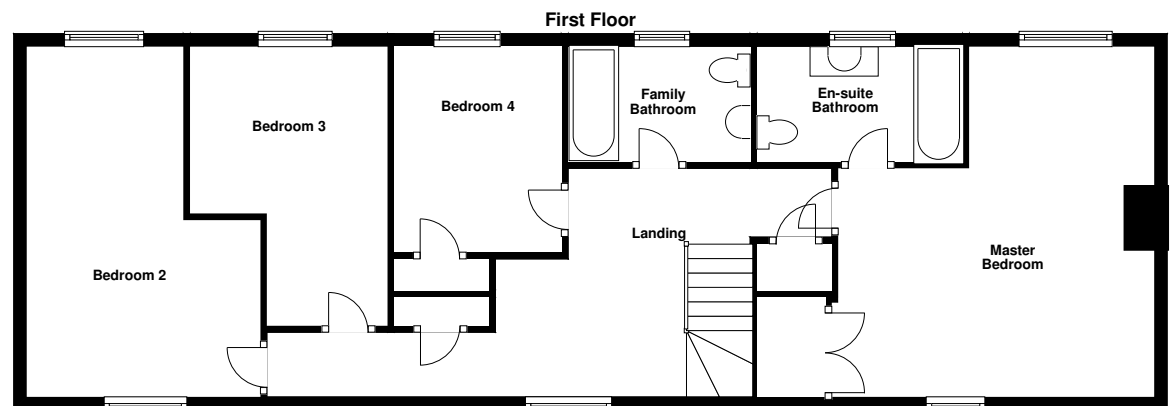
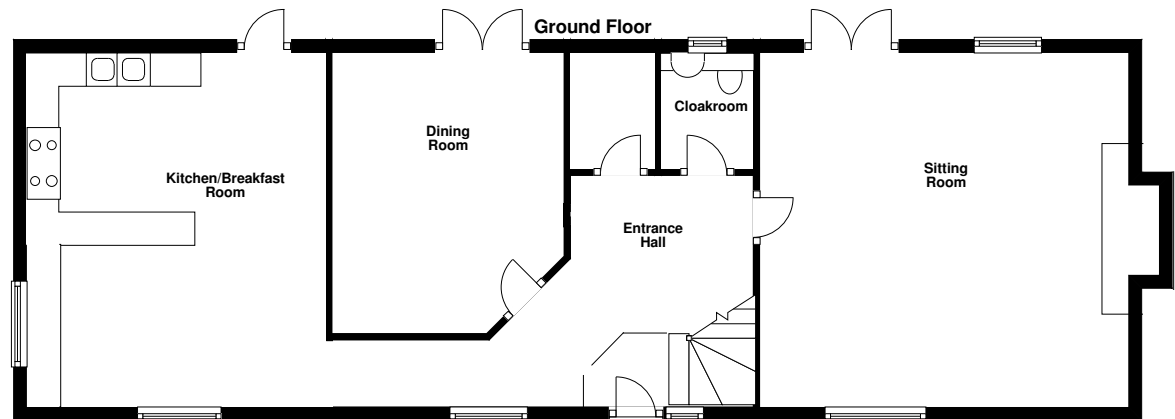
Window to rear aspect. Built in wardrobe with hanging rail and shelving. Vaulted ceiling with exposed beam, radiator.

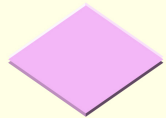
FAMILY BATHROOM:

Re-fitted three piece suite comprising cistem wc. wash hand basin and panelled and tiled bath with mixer shower tap over. Fully tiled in Italian porcelain, traditional brass radiator/towel rail, exposed beams.

OUTSIDE:

The property is situated on a village lane and stands to the front of a maturing plot believed to measure half an acre (subject to survey) with open countryside views to the rear and views over the property of the village church. There is a gravelled driveway to the side of the barn that offers a parking area for four cars and leads to the detached double garage with twin doors, power and light connected. Gated access leads to the rear garden with steps down to a full width block paved terrace with retaining wall and outside lighting, steps up lead to a gently sloping lawn interspersed with flower and shrub beds, mature trees and hedge boundary.





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