



HARVEY ROBINSON

Offers In Excess Of
£650,000

The Barns

Little Barford Road, Little Barford, PE19 6YF

- Four Bedroom Extended Home
- Five Reception Rooms
- Versatile Accommodation
- Two En-suites, Wet Room, Cloakroom, and Bathroom

- Field Views to Front & Rear
- Large Kitchen/Breakfast Room with Central Island
- Ample Off Road Parking
- Versatile Outbuildings- Ideal Working From Home Space



PROPERTY SUMMARY

Harvey Robinson estate agents are delighted to be marketing, with no onward chain, this extended and incredibly versatile home, measuring 3,000 sqft in the village of Little Barford. The property would be ideal for those that are looking for semi-rural living whilst still being within proximity of the various amenities of nearby St Neots. The accommodation is spread over two floors but also boasts various outbuildings that make this property the perfect purchase for those that are looking to work/run a business from home.



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Upon arriving at the property there is ample off-road parking on the large block paved driveway with secure gates opening on to an even larger parking area. The ground floor accommodation boasts an entrance hall, large kitchen/diner with a central island, five reception rooms that include a dining room, lounge, family room, playroom, and a study. Coming off the study there is a utility room, shower/wet room, and a boiler room. The downstairs layout is very flexible and would cater for a downstairs bedroom and independent living due to the utility room and wet room coming off the study.

To the first floor there are four bedrooms, the master has a very spacious en-suite, whilst bedroom three also has an en-suite plus a dressing room, a beautifully fitted and again spacious bathroom completes the first-floor accommodation.

We believe that the property sits on a plot of just under 0.2 acres and therefore it offers a good-sized rear garden with outstanding field views and a timber summer house, the current owners have had a large patio laid within recent years. The versatility of the property continues with the array of outbuildings which include various storage/workshop spaces, and an office that the current owners have utilised to run a business from although due to the kitchenette and cloakroom it could also be utilised as a self-contained annexe or guest room. To appreciate the size and versatility of this beautiful home we highly recommend arranging a viewing, all viewings can be arranged by contacting our Biggleswade branch.





LOCATION & AMENITIES

Little Barford offers home buyers semi-rural living whilst still being within close proximity of St Neots (2 miles), Cambridge (17 miles) and London (45 miles). This property provides outstanding views over fields to both the front & rear and for those that love being on the water the River Great Ouse is also easily accessible. The property is perfect for commuters with easy access to the A1 within a few minutes' drive and in the opposite direction St Neots train station can be accessed within a 10-minute drive. The A1 and mainline station both provide easy access to London & the South and Peterborough & the North.

Despite being within a semi-rural setting there is still all of the convenience of living in a larger town such as a Tesco Extra within a 5-minute drive. St Neots Town centre is also located just 10 minutes away with a great variety of shops, bars and restaurants to choose from. Cambridge City centre is easily reached by car and provides yet even more facilities.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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For independent whole of market mortgage advice please call the team to book your appointment.

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FAQ

Postcode for SatNav: PE19 6YF

What3Words location:

///exclaim.rural.committed

Council tax: D

How long have the owners lived here: 7 years (2016)

Vendors onward movements: Not buying on Garden aspect: East

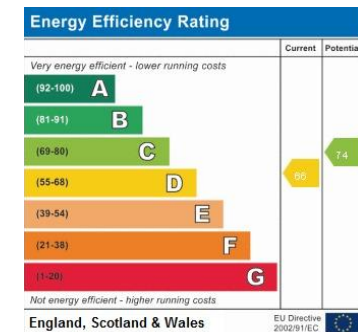
Primary school catchment: Roxton C of E

Secondary school catchment: Sandy

Water meter: No

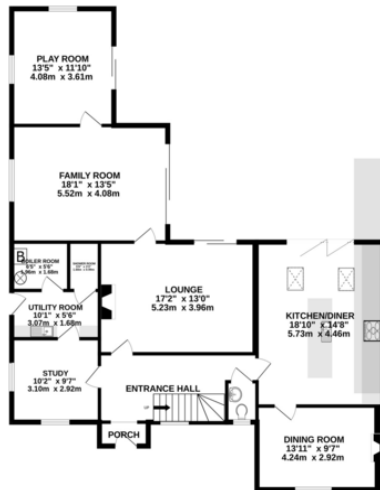
Loft access: Fully boarded with light and ladder

Fixtures and fittings: Appliances will stay, furniture can be available by separate negotiation

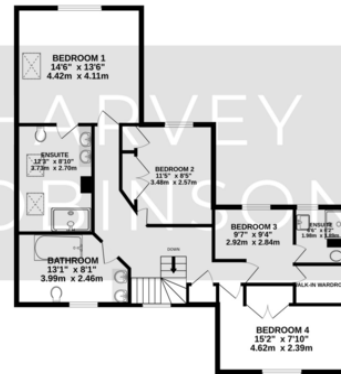


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

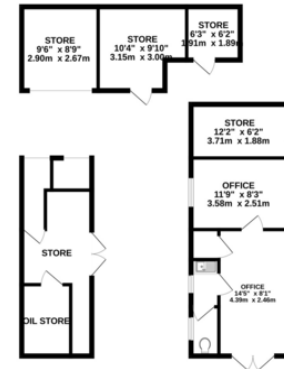
GROUND FLOOR
1401 sq.ft. (130.1 sq.m.) approx.



1ST FLOOR
953 sq.ft. (88.5 sq.m.) approx.



OUTBUILDINGS
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 3078 sq.ft. (285.9 sq.m.) approx.
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HARVEY ROBINSON

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