



High Street, Balsham, CB21 4EP

**CHEFFINS**

## High Street

Balsham,  
CB21 4EP

A unique and very special opportunity to acquire an absolutely charming, sympathetically converted former barn of flint and brick construction under a peg tiled roof. The Chaff House was originally converted by J&J Alderton who were specialist developers in the local area and is part of a small select scheme of just four stylish and attractive properties known as Lower Farm Barns, sighted within the curtilage of a Grade II listed farmhouse. The Chaff House provides versatile and well proportioned accommodation with its own unique ambience and incorporates many special features of the highest quality and character including high vaulted ceilings, a wealth of exposed timbers, natural wooden floors and timber doors. In addition there is extensive courtyard style parking, an open bay cartlodge and a delightful exposed, part walled rear garden with views over a field with farmland and countryside beyond.

3 2 2

Guide Price £795,000





## LOCATION

The Chaff House is delightfully located to the rear of a small select scheme of just 4 stylish individual and character homes known as Lower Farm Barns and enjoys views over fields and countryside to the rear. The property occupies a most desirable tucked away position just off the High Street in the highly sought after South Cambridgeshire village of Balsham which is conveniently located just 10 miles south east of the university City of Cambridge and is within easy reach of major routes into the city and Addenbrookes Campus. Balsham also provides an excellent range of local amenities including a stores/post office, delicatessen/coffee shop, primary school, fine church, 2 inns and recreation ground. For the commuter the village is well placed for access to the M11 motorway and main line stations at Whittlesford, Audley End and Cambridge.

**COVERED CANOPY**

with outside light and wood panelled front entrance door to:

**RECEPTION HALL**

with feature wooden floors, double radiator, windows to front aspect, feature exposed brickwork and high vaulted ceiling with wealth of exposed ceiling timbers and beams, door to:

**CLOAKROOM**

with corner wash hand basin with tiled splashback and low level w.c., natural wooden floor, radiator, built-in cupboard housing oil fired boiler, windows to side aspect.

**A PAIR OF ATTRACTIVE GLAZED DOORS**

lead to:

**INNER LOBBY**

with exposed beam and this in turn opens to:

**PRINCIPAL RECEPTION ROOM**

A wonderful light and atmospheric living room with a feature central stone fireplace and mantel with a wood burning stove set on a stone and brick hearth, extensive fitted bookshelves to one wall and almost to the full height of the room which has again a feature high vaulted ceiling with exposed beams and timbers. Beneath both bookshelves there are fitted storage cupboards and central glazed doors leading to the paved terrace and rear gardens. Three double radiators, windows to side and rear aspect.

**DOOR FROM RECEPTION HALL**

leads through to:

**KITCHEN/DINING ROOM**

A bespoke fitted kitchen incorporating an inset one and a half bowl sink unit with mixer taps and cupboards beneath. There are also extensive fitted base units comprising wood style work surfaces with cupboards and drawers beneath, integrated Neff oven and a 4 point Neff hob with extractor cooker hood above and tiled splashbacks, integrated refrigerator and freezer and integrated Bosch dishwasher. Within the room there is a feature

high semi-vaulted ceiling with a wealth of exposed beams and timbers. There is also a tiled floor, double radiator, and a pair of part glazed doors leading to paved patio area and the rear gardens. Door leads to:

**UTILITY ROOM**

with inset stainless steel sink unit with cupboards beneath, worktop to side and space and plumbing for appliances, space and plumbing for washing machine, stable door leading to the open cart lodge to side, radiator, tiled floor and part tiled walls, fitted shelves, high semi-vaulted ceiling and exposed timbers and beams.

**DOOR FROM HALL**

leads to:

**BEDROOM WING**

with an inner hall with radiator, high semi-vaulted ceiling with exposed beams and timbers and double glazed windows to rear aspect. Door leading to:

**BEDROOM 1**

with feature high semi-vaulted ceiling with high level sash windows and further windows to front aspect, radiator, extensive fitted wardrobes with cupboards above, two radiators, door to;

**ENSUITE SHOWER ROOM**

with tiled shower cubicle and wall mounted shower unit, sliding glazed doors, pedestal wash hand basin with tiled splashbacks, low level w.c., electric shaver socket, natural wood style flooring, high semi-vaulted ceiling with exposed beams and timbers.

**BEDROOM 2**

with radiator, high semi-vaulted ceiling with wealth of exposed timbers and beams, windows to front aspect and extensive range of fitted wardrobes and shelved storage cupboards with cupboards above and bookshelves to side.

**BEDROOM 3**

with radiator, windows to front aspect, high semi-vaulted ceiling with exposed timbers and recess with wardrobe and cupboards above.

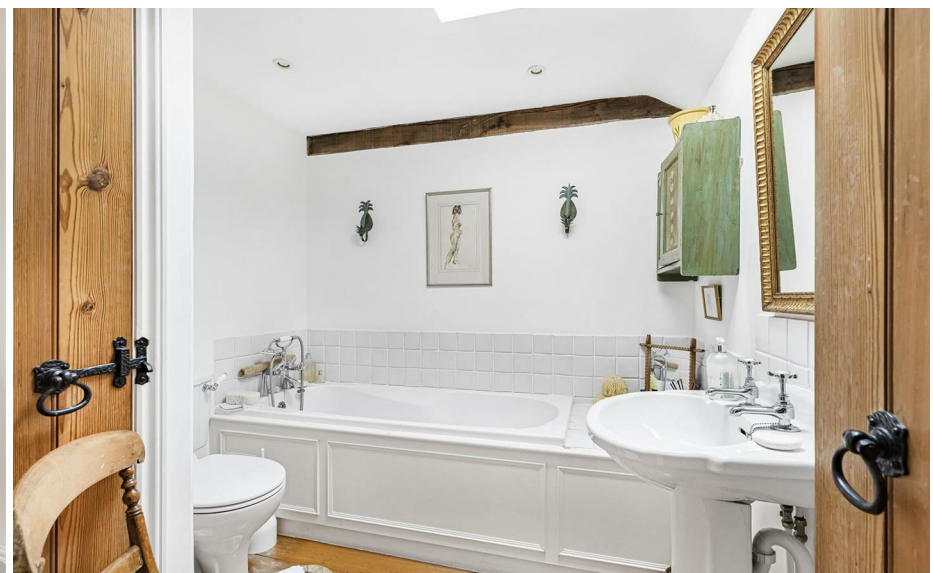
**BATHROOM**


with white suite comprising bath with shower attachment, ceramic tiled walls around, tiled shelf to side, pedestal wash hand basin with tiled splashback, low level w.c., built-in cupboard housing hot water cylinder, natural wooden flooring, radiator, electric shaver socket, extractor fan, high level roof void with a double glazed Velux window.

**OUTSIDE**

To the front of the property there is an extensive courtyard style parking area which in turn leads to an INTEGRAL OPEN CART LODGE with door leading through to the rear garden. To the other side of the property there is a pebblestone pathway and gated access which leads to garden area to the side of the property and in turn leading into the rear garden.

To the rear of the property there is a delightful mature garden which enjoys privacy and seclusion and also enjoys a wonderful vista to the rear towards a field/paddock which occasionally includes sheep and beyond this field there are distant views to open farmland and countryside. The garden has an attractive brick wall to side and is mainly laid to lawn with a generous paved terrace immediately adjacent to the property itself and a further paved patio area off which provides access to the cart lodge and to the kitchen/dining room. There are external lights and many fine mature shrubs, bushes and trees around including apple trees, greengage and there is a oil storage tank.



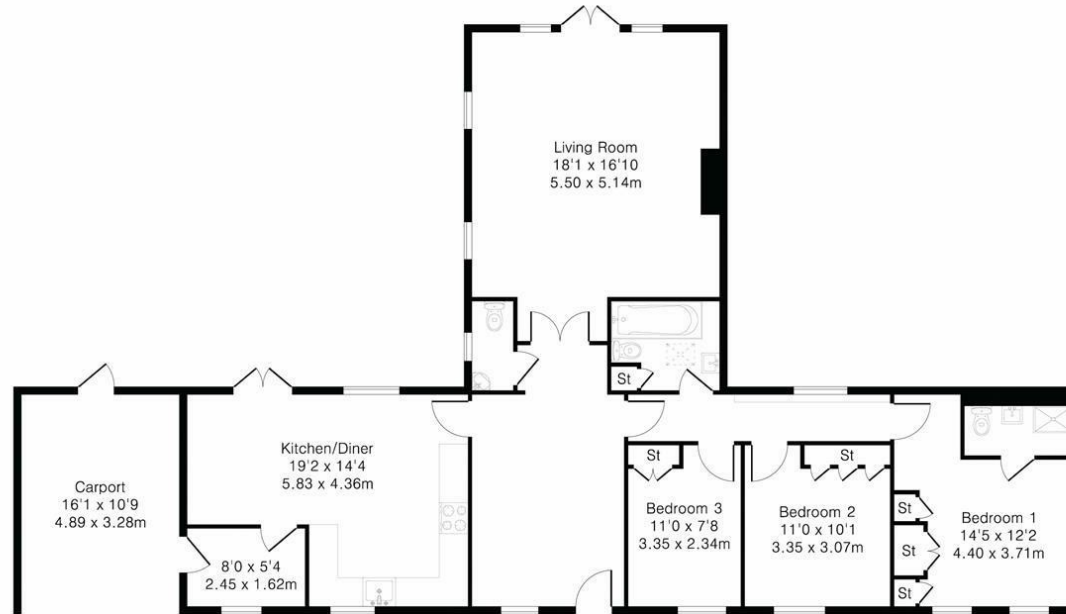
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>98</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £795,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - South Cambridgeshire  
 District Council



Approximate Gross Internal Area 1286 sq ft – 120 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.