



High Street, Barley, SG8 8HR

CHEFFINS

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Barley,
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An exceptional semi detached grade II listed barn conversion occupying a delightful position within the centre of this picturesque village, offering easy access to the local recreation ground and local amenities. The high specification accommodation extends to approximately 2,221sq. ft. arranged over two floors with a wealth of period features including exposed beams and timbers, vaulted ceilings and natural building materials. Further benefiting from a selection of versatile outbuildings including a garage, studio (include measurements) and a garden room/home office.

5 3 3

Guide Price £1,100,000





LOCATION

Barley is a much sought-after village, surrounded by beautiful unspoilt farmland and countryside. The village benefits from an excellent range of local amenities including a primary school, doctors' surgery, upmarket town house/village hall, two pubs, shop, tennis court and cricket ground. For the commuter, the market town of Royston is just 4 miles away and has a mainline train station providing a fast commuter service to London's Kings Cross (about 38 minutes) and Cambridge (about 20 minutes).

RECEPTION HALL

With windows to the front aspect, solid oak flooring, stairs to the first floor, under stairs storage cupboard, vaulted ceilings, exposed beams and timbers, door to kitchen diner, open to:

LIVING AREA

With wood burning stove with tiled hearth and exposed brick surround with wooden mantle over, recessed bespoke shelving and storage cupboards.

KITCHEN/DINER

With window to the front and side aspect, bespoke fitted wooden kitchen with range of matching eye and base level units, quartz counter with under mounted double butler sink with mixer tap over, space for American style fridge freezer, space for wine fridge, space for Rangemaster oven with extractor hood over, integrated dishwasher, exposed beams and timbers, natural stone tiled floor, door to the garden, door to:

INNER HALLWAY

With natural stone tiled floor, doors to:

UTILITY ROOM

With range of eye and base level units, worktop with inset sink and drainer, space and plumbing for washing machine, natural stone tiled floor, door to the front.

BEDROOM 5/SNUG

With window to the rear aspect, exposed beams and timbers, door to:

EN SUITE SHOWER ROOM

With suite comprising; low level wc with hidden cistern, wall mounted wash basin with chrome

mixer tap over, panelled bath with chrome mixer tap over and wall mounted shower head attachment, tiled floor, part tiled walls, chrome heated towel rail.

GUEST CLOAKROOM

With low level wc with hidden cistern and eco flush button, wall mounted hand wash basin with chrome mixer tap, natural stone tiled floor.

FIRST FLOOR

LANDING

An impressive light and airy space with vaulted ceilings, Velux windows, exposed beams and timbers, doors.

PRINCIPAL BEDROOM

With steps down to the bedroom, under stairs storage cupboard, Velux windows, door to:

EN SUITE SHOWER ROOM

With suite comprising; low level wc with hidden cistern and eco flush button, vanity unit with inset wash basin with chrome mixer tap over, glass and chrome shower cubicle, part tiled walls, tiled floor, chrome heated towel rail.

BEDROOM 2

With window to the front aspect, exposed beams and timbers.

BEDROOM 3

With Velux window, fitted wardrobe, exposed beams and timbers.

BEDROOM 4

With Velux window to the front aspect.

FAMILY BATHROOM

With Velux window, suite comprising; low level wc with eco flush button, bath with shower

over, wall mounted wash basin with chrome mixer tap over, chrome heated towel rail, tiled floor, part tiled walls, exposed beams and timbers.

OUTSIDE

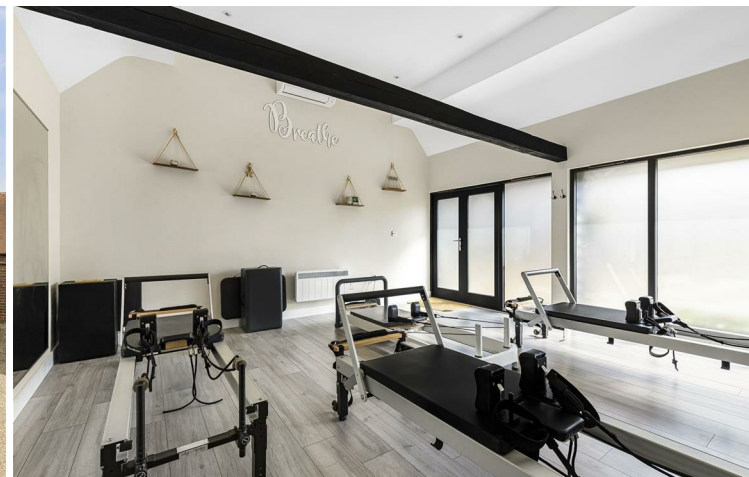
The front of the property offers a generous gravel driveway leading to the studio/gym, garage and store room with an electric car charger. Furthermore, the front garden features an attractive lawn area with hedgerow borders, a mature tree and a pathway leading to the entrance door.

There is a studio/gym which is an impressive bright space with vaulted ceilings, air conditioning, light and power, wood effect flooring and ceiling downlights

The fully enclosed and part walled landscaped rear garden enjoys a wonderful sense of tranquillity and seclusion featuring a lawn area, patio area, well stocked feature flower beds, a selection of mature trees and shrubs, an outside tap, external lights, a decked area, garden room/home office log store and gated side access.







Guide Price £1,100,000
Tenure - Freehold
Council Tax Band - F
Local Authority - North Hertfordshire





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Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA
 01223 214214 | cambridge@cheffins.co.uk | cheffins.co.uk



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