



Dunsbridge Turnpike, Shepreth, SG8 6RA

CHEFFINS

Dunsbridge Turnpike

Shepreth,
SG8 6RA

A unique and rather special opportunity to purchase a most wonderful converted barn that was renovated and extended about 10 years ago providing accommodation over three floors extending to about 2692 sqft. The former Mill House has recently been converted and extended to provide a self contained one bedroom annexe. The River Shep meanders through the grounds with a useful range of outbuildings including breeze house, storage shed etc. The property occupies a discrete location just off the A10.

3 3 1

Guide Price £850,000





LOCATION

The nearby village of Melbourn benefits from having well-regarded schools both primary and academy levels and further educational options in nearby Cambridge. The village is also well served with a host of amenities such as doctors and dentist surgeries, convenience stores, renowned butchers/delicatessen, day spa and restaurants/hostelries. There are also excellent commuter links by rail accessed via Shepreth, Foxton, Meldreth or Royston mainline stations to London Kings Cross and Cambridge and by road via the A10, A505, M11 and the A1/M.

ENTRANCE PORCH

Concrete stairs leading to entrance porch.

FIRST FLOOR - OPEN PLAN KITCHEN/DINING/LIVING ROOM

DINING AREA

With entrance door, (wood tbc) stairs to the first floor, window to the side aspect, exposed timbers, tiled floor.

KITCHEN AREA

With windows to the front and side aspects, high gloss handleless kitchen with range of wall and base units, quartz worktop with inset sink and drainer, mixer tap over, integrated chest level oven, integrated fridge freezer, integrated dishwasher, under counter wine fridge, island with inset four ring electric hob, Cooke & Lewis down draft extractor fan, exposed timbers, tiled floor.

LIVING AREA

With window to the rear and side aspects, wood burning stove, bifold doors opening to a balcony with panoramic views of the garden, exposed beams.

GALLERIED LANDING

With Velux window, doors to:

SECOND FLOOR

PRINCIPAL BEDROOM

With windows to the side and rear aspect, fitted drawers, exposed beams, opening to:

EN-SUITE SHOWER ROOM

With Velux window, low level wc with eco flush button, wall mounted vanity unit with basin over, chrome mixer tap, shower cubicle with glass and chrome sliding door, low profile tray and drencher head over

BEDROOM 2

With Velux window, window to the front aspect, fitted wardrobes, exposed beams

FAMILY BATHROOM

With Velux window, suite comprising; low level wc with eco flush button, wall mounted vanity unit with basin over, chrome mixer, freestanding bath with chrome mixer tap over, separate hand held shower head attachment, tiled floor

GROUND FLOOR

INNER HALLWAY

With wood effect flooring, exposed beams, doors to:

BEDROOM 3

With window to the side aspect, door to side access, fitted storage unit

CLOAKROOM

With low level wc with eco flush button, wall mounted hand wash basin, chrome mixer tap, wood effect flooring

INTEGRAL GARAGE/PLANT ROOM

With window to the front aspect, electric up and over door.

SELF CONTAINED STUDIO

With window to the side aspect, preparation counter with inset four ring electric hob with extractor hood over, inset sink and drainer with mixer tap over, integral oven, space and plumbing for washing machine, part tiled floor, door to:

SHOWER ROOM

With low level wc, shower cubicle, pedestal wash basin

DEATCHED ANNEXE/FORMER MILL HOUSE

TIMBER PANELLED AND GLAZED ENTRANCE DOOR

into:

ENTRANCE HALLWAY

with inset downlighters, electric radiator, tiled floor.

LIVING ROOM

with feature vaulted ceiling, log burning stove, electric radiator, windows to three aspects with views of the water wheel (currently decommissioned).

KITCHEN/BREAKFAST ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers with square edge working surfaces with inset single drainer sink unit with mixer tap, fitted oven and hob, glazed splashback and extractor fan, fitted and concealed fridge/freezer, plumbing and space for automatic washing machine, ceiling with inset downlighters, tiled floor and a pair of double glazed windows leading out to the garden.

SHOWER ROOM

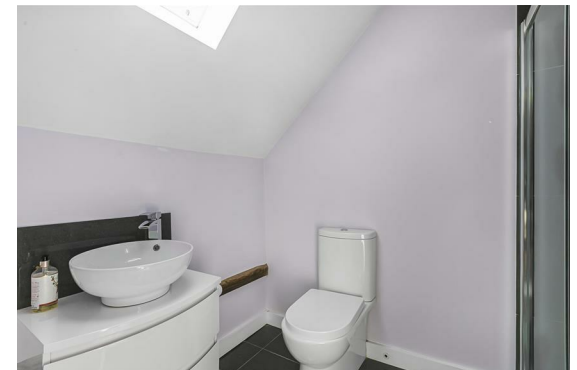
white suite comprising walk-in tiled shower and drencher shower head and glazed sliding door, wash hand basin with tiling to splashbacks, storage cupboard below, low level dual flush w.c., cupboard housing pressurised hot water cylinder, tiled floor, electric towel rail/radiator, door through to:

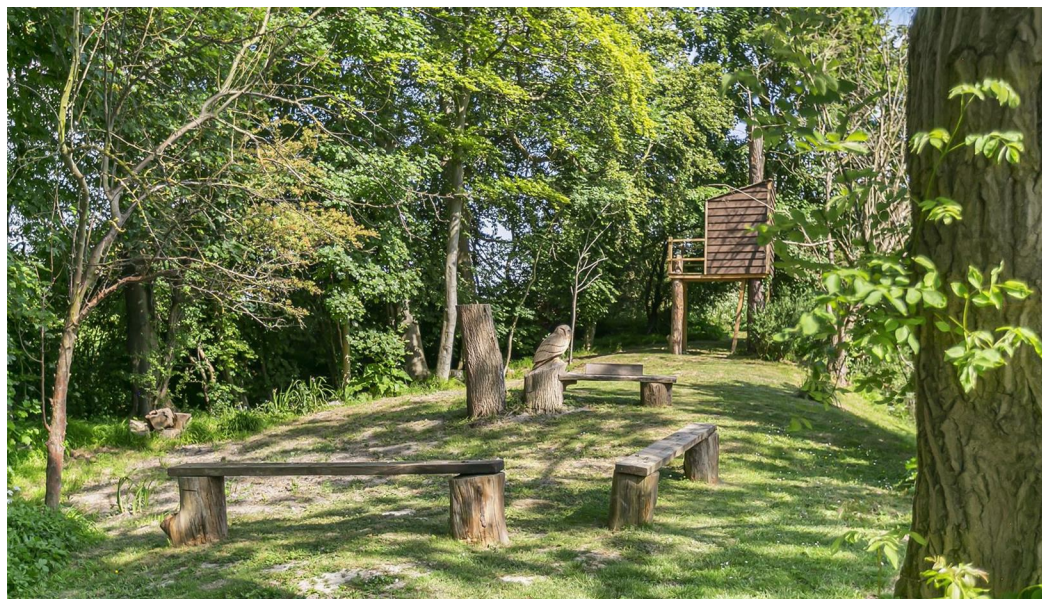
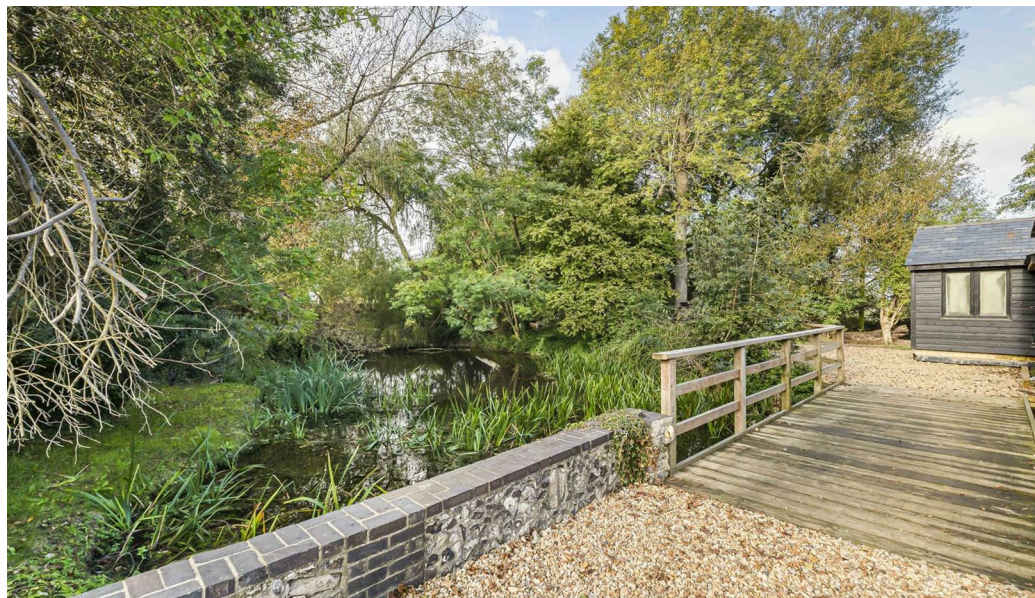
BEDROOM

ceiling with inset downlighters, wardrobe cupboard with shelving and hanging rail, double glazed windows, electric radiator.

OUTSIDE

The property is approached just off the A10 with motorised gates leading to gravelled parking area with a bridge leading through to further gravelled parking. A particular feature of the grounds in the River Shep, the remainder of the grounds are laid to lawn, mature trees, paved patio areas adjoining the river, storage shed, bridge footway from the main house, leading to a treehouse, breeze house with electricity connected and bar area.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £850,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - South
 Cambridgeshire District Council

Approximate Gross Internal Area 2722 sq ft – 252 sq m
 Ground Floor Area 500 sq ft – 46 sq m
 First Floor Area 829 sq ft – 77 sq m
 Second Floor Area 734 sq ft – 68 sq m
 Annexe Area 659 sq ft – 61 sq m
 Garage Area 227 sq ft – 21 sq m



PINK PLAN

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.



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



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.