



The Hayloft, Pound Farm Barns, Weston Colville, CB21 5NZ

CHEFFINS

Pound Farm Barns

Weston Colville,
CB21 5NZ

A unique and very special opportunity to acquire an exquisite and absolutely stunning detached period barn, which has been sympathetically converted and significantly improved to the highest specification and incorporates many features of considerable charm and character including a wealth of exposed beams/timbers and attractive fireplaces. The property provides versatile and cleverly designed accommodation including a potential ground floor annexe with its own independent access. Beautiful landscaped gardens, extensive courtyard style parking and detached open bay cart lodge.

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Guide Price £1,150,000





LOCATION

The Hayloft occupies a quite delightful and tranquil position just off a picturesque lane which provides access to a small number of neighbouring properties, including The Hayloft. The property is located just off Chapel Road, close to the edge of this picturesque and unspoilt rural village with its own fine church and village cricket ground. The village is located about 13 miles south east of the university City of Cambridge and about 8 miles from the historic horseracing town of Newmarket. The larger, close by villages of Balsham and Linton provide more extensive amenities and for the commuter there is a main line station at Whittlesford and Cambridge as well as M11 motorway access points at Duxford (Junction 10) and Stumps Cross (Junction 9).

ENTRANCE DOOR

leading to:

RECEPTION HALL

with matwell, feature natural wood style flooring, two double radiators, recessed storage area beneath staircase which rises to first floor, high semi-vaulted ceiling and exposed beams. Door to:

CLOAKROOM

with vanity style unit with wash hand basin, mixer taps and soft closing drawers beneath, tiled splashback, fitted shelved storage cupboard which also houses meters, radiator, natural wood style flooring, sealed unit double glazed window to side aspect, coat hooks and high semi-vaulted ceiling. Door to:

CLOAKROOM 2

with low level w.c., extractor fan, high semi-vaulted ceiling, exposed beam, radiator, natural wood style floor, extractor fan.

PRINCIPAL RECEPTION ROOM

A wonderful light and spacious room divided into two separate areas by a most attractive brick fireplace and exposed brick chimney breast with a woodburning stove open to both areas set on a high brick plinth. Exposed beams and timbers, natural wood style flooring, two double radiators within the first living room and a pair of doors which lead into the dining room. Sealed unit double doors leading to covered seating area, patio and rear garden. Additional sealed unit double doors leading to front courtyard. To either side of the chimney breast and fireplace there is an opening to:

SECOND LIVING ROOM

with two double radiators, natural wood style flooring, exposed beams and timbers and sealed unit double glazed windows to rear aspect with a delightful vista over the rear gardens and sealed unit double glazed windows to the other side over the front courtyard style parking area with mature hedgerow and trees in the background. Sealed unit single glazed door leading to rear garden. Door leading to:

FURTHER RECEPTION ROOM

with two double radiators, sealed unit double glazed windows to side aspect and full height sealed unit double glazed window to rear aspect and the rear gardens, full height sealed unit double glazed window to front aspect, wealth of exposed beams and timbers, opening to:

INNER LOBBY

with door leading to front courtyard area and door off to:

GUEST BEDROOM

with two double radiators, dual aspect sealed unit double glazed windows and door to:

ENSUITE SHOWER ROOM

with a large tiled walk-in shower area with glazed screens, wall mounted electric shower unit, pedestal wash hand basin with mixer taps, tiled splashbacks and low level w.c., extractor fan, sealed unit double glazed windows to side aspect, radiator, ceramic tiled floor.

PLEASE NOTE

This area with its own independent access could be utilised as an Annexe style arrangement suitable for a dependent relative or similar.

DINING ROOM

with a pair of doors leading from the principal reception room and door leading from reception hall, this room has feature exposed beams and timbers, double radiator, sealed unit double glazed windows to rear aspect with wonderful view of the rear gardens.

KITCHEN/BREAKFAST ROOM

A luxuriously appointed traditional style kitchen with range of attractive units incorporating a stainless steel sink unit with mixer taps and cupboards below, extensive granite worktops with units to side with fitted worktops and further cupboards beneath, integrated freezer, wine fridge and space and plumbing for a Bosch dishwasher, upright shelved storage cupboard, further base units comprising drawers and cupboards beneath and a feature fireplace style recess with twin ovens incorporated and a 4 point induction hob above with concealed extractor cooker hood. Wall storage cupboard, double radiator, feature tiled floor, high semi-vaulted ceiling, exposed beam, sealed unit double glazed windows, door to utility and door to:

PANTRY

with tiled floor and sealed unit window to front of the house

UTILITY ROOM

with fitted granite worktop with cupboards beneath housing water softener, space and plumbing for washing machine, space for tumble dryer, wall storage cupboards, fitted shelving, coat hooks, radiator, ceramic tiled floor, stable door to outside.

ON THE FIRST FLOOR**L-SHAPED GALLERIED STYLE LANDING**

with high ceilings, exposed timbers, radiator, door to large walk-in wardrobe and airing cupboard with hot water cylinder and clothes rail, high semi-vaulted ceiling, sealed unit double glazed Velux window to front aspect, display shelf, sealed unit double glazed window to side aspect and door to:

PRINCIPAL BEDROOM 1

with high semi-vaulted ceiling, wealth of exposed beams and timbers, double radiator, fitted window seat, sealed unit double glazed windows to front aspect and a sealed unit double glazed large Velux window to rear aspect overlooking the gardens, door to:

LUXURY ENSUITE BATHROOM

with freestanding bath with mixer tap and shower attachment to side, vanity style unit with wash hand basin and drawers beneath, low level w.c., high semi-vaulted ceiling, extractor, exposed beams and timbers, underfloor heating, vertical wall mounted radiator/towel rail, sealed unit double glazed windows to front aspect and door to:

ENSUITE DRESSING ROOM

with fitted dressing table with sealed unit double glazed Velux window above with views over the garden, range of fitted wardrobes to either side, wall mounted electric radiator, natural wooden floorboards, semi-vaulted ceiling and wealth of exposed timbers and a door leading off to a large walk-in storage area with light.

BEDROOM 2

with double radiator, high semi-vaulted ceiling and exposed beams and timbers, sealed unit double glazed window to side aspect and large sealed unit double glazed Velux window to rear aspect.

BEDROOM 3

with radiator, sealed unit double glazed Velux window to rear aspect.

SHOWER ROOM

with large walk-in shower area with wall mounted high level large head shower and handheld shower unit, vanity style unit with drawers beneath, low level w.c., sealed unit double glazed windows to side aspect, extractor, underfloor heating, Porcelanosa tiled floor and walls and a vertical wall mounted radiator/towel rail.

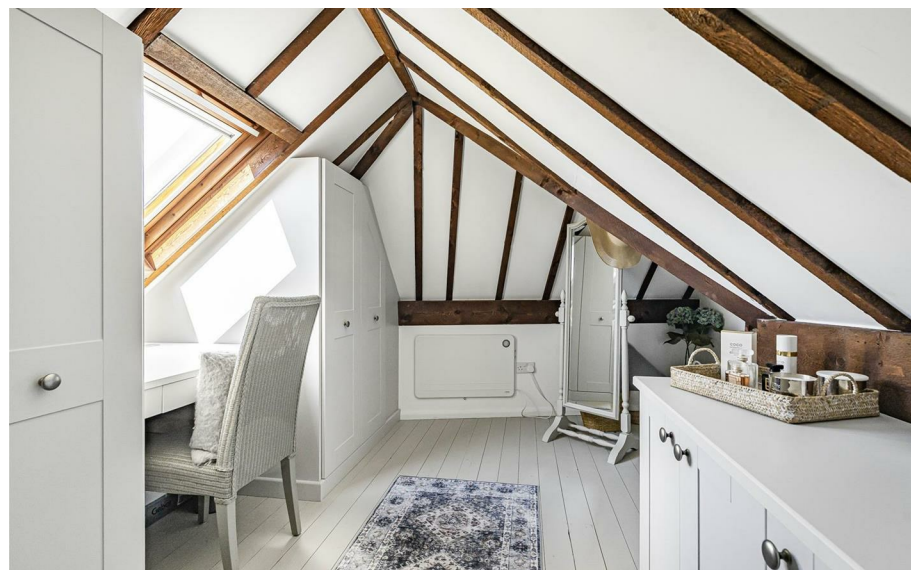
STUDY/NURSERY BEDROOM 4

with radiator, exposed beams and timbers providing a more limited access to the main part of the room, sealed unit double glazed Velux windows to rear aspect and high semi-vaulted ceiling with exposed timbers.

OUTSIDE

The property is accessed via a long pebblestone driveway which also provides access to neighbouring properties. To the front of the property there is a garden area laid to lawn to the front and side of the property and an extensive pebblestone courtyard style parking and turning area. To the side of the house there is a further lawned garden and a pebblestone driveway and 5-bar gate leading to an extensive rear courtyard style area with parking for several vehicles adjacent to which is a large open CART LODGE providing parking space for three vehicles and this also includes a storage area and oil storage tanks.

The delightful and generous rear landscaped rear gardens are a very special feature indeed and are principally laid to lawn with a great variety of mature shrubs, bushes, trees, well stocked borders around and water feature. In one corner of the garden there is a secluded area which is enclosed by open slatted low level fencing which in turn leads to a shinglestone area with six raised vegetable beds, shrubs, bushes and hedgerow to side, greenhouse and an attractive open timber Breeze House with a slate roof.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £1,150,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – South Cambridgeshire District Council





Approximate Gross Internal Area 2807 sq ft - 261 sq m

Ground Floor Area 1896 sq ft - 176 sq m

First Floor Area 911 sq ft - 85 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 practice. 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

