

# Wisteria Barn and Little Barn

off High Street, Coton, Cambridge, CB23 7PL



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# Wisteria Barn and Little Barn

off High Street, Coton,  
Cambridge, CB23 7PL

*A substantial detached barn conversion of about 3894 sqft, offering beautifully presented and versatile accommodation with integral double garage of 320 sqft. The property occupies a secluded and most attractive setting just off the high street, close to the village church with detached self contained annexe of about 806 sqft. The property stands well within the established gardens with adjoining paddocks in all extending to about 4.4 acres.*

Coton is a well served village just a couple of miles west of the city and it is well placed for access to major road and rail links, as well as bridleway access to nearby road.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





## GROUND FLOOR

### SOLID OAK BRACED ENTRANCE DOOR

Leading into:

### RECEPTION HALLWAY

Oak staircase rising to the first floor with galleried landing, feature full height vaulted ceiling, double panelled radiator, Travertine tiled floor and full height double glazed windows to the front and rear.

### DRAWING ROOM

This 70 sq m room is a former tithe barn with an impressive triple height ceiling at the Southern end with the galleried main bedroom above. This versatile space lends itself to multiple uses with part used currently as a study and the major part for entertaining with a wealth of exposed beams and timbers, oak flooring, covered radiators, double glazed windows to three aspects and a feature Godin log burning stove, fitted adjustable bookshelves.

### KITCHEN and DINING ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers with granite working surfaces with tiling to splashbacks, double Belfast sink unit with mixer tap, 5 oven electric Aga with additional two ring gas hob, fitted and concealed dishwasher, dual zone wine cooler, plumbing and space for American style fridge/freezer, central island with granite working surface, additional sink with storage cupboards and drawers below and fitted microwave and breakfast bar, Travertine tiled floor, double panelled radiators, ceiling with inset downlighters, double glazed windows to two aspects including double glazed doors leading out to the front and rear, twin oak doors leading through to the Dining Room with exposed timber, exposed brickwork, double panelled radiators, feature log burning stove, double glazed windows to either side and double glazed door leading out to the garden. Glass door with secondary staircase rising to the first floor.

### BOOT ROOM/UTILITY

With useful storage seat, radiator, double glazed windows, understairs storage cupboard, Travertine tiled floor, double glazed door to the rear.









## CLOAKROOM

Fitted with white two piece suite comprising low level dual flush w.c., wash hand basin with tiling to splashbacks, radiator, ceiling with inset downlighters, extractor fan, Travertine tiled floor.

## UTILITY ROOM

Rolled top working surfaces with inset single drainer stainless steel sink unit with mixer tap, Worcester gas fired boiler providing domestic hot water and central heating system and pressurised hot water cylinder, plumbing and space for automatic washing machine, Travertine tiled floor, ceiling with inset downlighters, extractor fan, double glazed window to the front.

## DOUBLE GARAGE

With personal door from Boot Room with a pair of twin timber doors to the front, power and light connected, fitted double storage cupboard with shelving and hanging rail, double glazed door to the rear.

## FIRST FLOOR

### GALLERIED LANDING

Part vaulted ceiling with inset downlighters, double glazed windows to front and rear.

### BEDROOM 1

This very spacious galleried bedroom sits above the drawing room and has exposed beams and timbers, feature vaulted ceiling, wealth of fitted wardrobe cupboards and bedroom furniture. The full height double glazed windows offer southerly views down the garden and to the fields beyond.

### ENSUITE SHOWER ROOM

Walk-in tiled shower with glazed door, a pair of wash hand basins with mixer taps, tiling to splashbacks and storage drawers below, further range of fitted furniture, dual flush w.c., vaulted ceiling, double glazed Velux rooflight, tiled floor, heated towel rail/radiator.

### REAR HALL

With inset downlighters, cupboard with courtesy light and slatted shelving.







#### **BEDROOM 4**

With double glazed Conservation rooflight, radiator, storage cupboard.

#### **BEDROOM 6**

With double glazed Conservation rooflight, radiator, fitted wardrobes.

#### **FAMILY BATHROOM**

Comprising white suite; panelled bath with hot and cold mixer taps, shower cubicle with glazed door, handwash basin with hot and cold mixer tap, low level wc, fitted mirror with shaving point, radiator, chrome towel rail, double glazed Conservation rooflight, tiled floor, par tiled walls.



#### **BEDROOM 5**

With double glazed Conservation rooflight, radiator, storage cupboard.

#### **BEDROOM 2**

With double glazed Conservation rooflights, pair of radiators, built in wardrobes with fitted shelving, access to loft space, door through to Rear Landing, door through to:

#### **EN SUITE SHOWER ROOM**

Comprising three piece suite; shower cubicle with glazed sliding door, dual handwash basin with hot and cold mixer taps, cupboards beneath, shelving above with shaver point, low level wc, part tiled walls, tiled floor, radiator, chrome towel rail.

#### **REAR LANDING**

With stairs rising from the Dining Room, door though to Bedroom 2 and door through to:

#### **BEDROOM 3**

With full height double glazed window to end, fitted storage cupboards, double panelled radiator, loft access, LED downlighters.

#### **EN SUITE SHOWER ROOM**

Comprising three piece white suite; shower cubicle with curved glass door, handwash basin with hot and cold mixer tap, low level wc, mirrored cabinet above.

## **LITTLE BARN**

A detached self-contained annexe with timber weatherboarded elevations underneath a pantiled roof with accommodation comprising:

### **TIMBER BRACED ENTRANCE DOOR, INTO HALL**

With radiator, access to loft space, wooden flooring, utility cupboard with plumbing and space for automatic washing machine, radiator, slatted shelving.

### **CLOAKROOM/BATHROOM**

Fitted with white three piece suite comprising panelled shower bath with curved glazed shower screen, mixer tap and shower unit above, pedestal wash hand basin, low level dual flush w.c., fitted storage cupboard, tiling to part walls and Travertine tiled floor, heated towel rail/radiator, ceiling with downlighters, extractor fan, double glazed window to the front.

### **KITCHEN**

Fitted with a range of wood fronted cabinets and drawers to base and eye level with rolled top working surfaces with inset one and a half bowl single drainer sink unit, fitted Bosch oven, 4 ring Bosch gas hob with Bosch extractor, Bosch dishwasher and fridge/freezer, cupboard housing Worcester gas fired boiler providing domestic hot water and central heating system, Travertine tiled floor, ceiling with inset downlighters, double glazed window to the front.

### **LIVING/DINING ROOM**

With feature part full height vaulted ceiling, exposed timbers, oak flooring, a pair of radiators, woodburning stove, and a pair of double glazed windows.

### **FIRST FLOOR**

#### **LANDING**

Double glazed window to the side.

#### **BEDROOM**

Part vaulted ceiling, fitted wardrobe cupboard, double panelled radiator, double glazed window and access to loft space.





## OUTSIDE

The property is approached at the end of a shared gravelled driveway with a 5-bar gate opening to an extensive gravelled driveway. Front gardens are laid to lawn with well stocked flowering and shrub beds with railway sleepers, pathway to front door and parking area for Little Barn.



To the rear of the property there is a lawned area with paved patio, outside light and tap and rear garden with feature hedgerow, productive fruit and vegetable garden with greenhouse and chicken coop, drying area, range of mature shrubs and trees, timber storage shed and 5-bar gate to the rear and side leading out to a meadow and fenced paddock totaling some 3.5 acres. A small stream rises in the neighbouring churchyard and meanders through one of the fields and into a small wildlife pond. The stream eventually goes into Bin Brook, a tributary of the Cam.

## MATERIAL INFORMATION

- Guide Price - £2,500,000
- Tenure - Freehold
- Council tax band - G
- Local Authority - South Cambridgeshire

## VIEWINGS

Strictly by appointment through the Agents.







**Approximate Gross Internal Area 5020 sq ft - 467 sq m  
(Including Garage)**

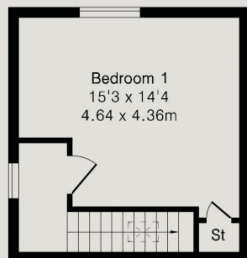
Ground Floor Area 1908 sq ft – 177 sq m

First Floor Area 1986 sq ft – 185 sq m

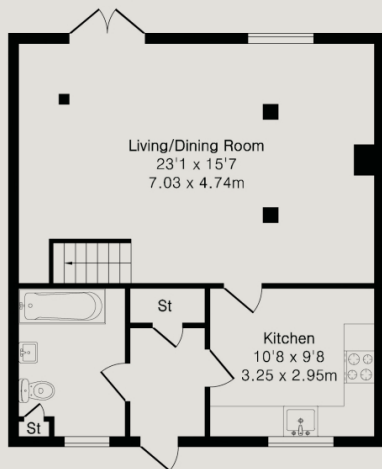
Annexe Ground Floor Area 588 sq ft – 55 sq m

Annexe First Floor Area 218 sq ft – 20 sq m

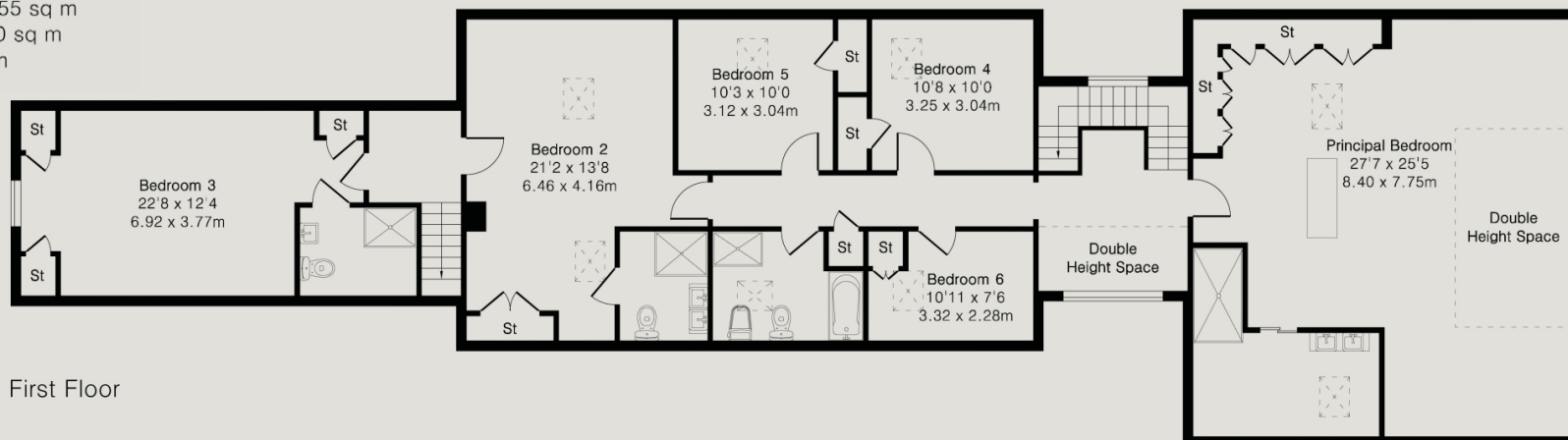
Garage Area 320 sq ft – 30 sq m



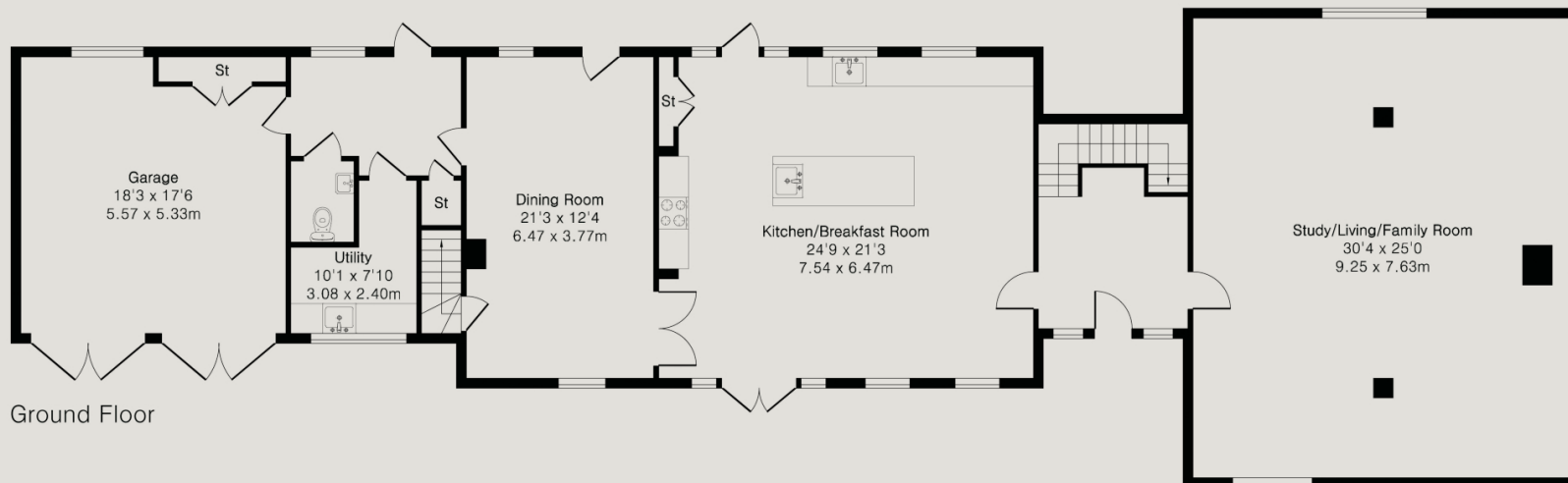
Annexe First Floor



Annexe Ground Floor



First Floor



Ground Floor

**Special Notes**

1. As the sellers' agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floorplans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.



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