



Barons Farm, Angle Lane, Shepreth, SG8 6QJ

**CHEFFINS**



## Angle Lane

Shepreth,  
SG8 6QJ

A unique and very special opportunity to acquire an enchanting and most attractive Grade II listed detached Period thatched country home of immense charm and character set in delightful mature gardens which extend to approximately 0.8 acres together with extensive courtyard style parking area, single storey barn/potential annexe and open bay car port.

4 3 2

**Guide Price £1,100,000**







## LOCATION

Barons Farm occupies an idyllic and tranquil position in a picturesque lane set in its own delightful gardens which are accessed over a bridge and pretty stream. The highly sought after and desirable South Cambridgeshire village of Shepreth has its own main line station and is conveniently located just 6 miles south west of the university City of Cambridge and is well placed for access to major routes and also to Royston which is within easy reach.

**ENTRANCE DOOR**

leading to:

**ENTRANCE HALL**

with coat hooks, matwell, exposed timbers, part ceramic tiled floor, opening through to:

**INNER LOBBY**

which then leads to:

**DINING ROOM**

A delightful and atmospheric room with a large Inglenook fireplace with raised brick hearth (currently sealed) with wealth of exposed timbers around, windows to front and side aspect, tiled floor, built-in shelved storage cupboard understairs. Door to:

**SITTING ROOM**

with a feature Inglenook fireplace with gas stove, raised brick hearth, raised brick chimney breast, wealth of exposed beams and timbers, natural wood style flooring, windows to front aspect, built-in storage cupboard understairs which also houses a boiler, staircase off to first floor. Door to:

**FAMILY ROOM/STUDY**

with a large fitted desk unit with cupboards and drawers beneath, wealth of exposed beams and timbers, feature cast iron fire grate, natural wood style flooring, windows to front aspect.

**KITCHEN/BREAKFAST ROOM**

with high semi-vaulted ceiling, triple aspect windows overlooking the gardens and rear terrace. Kitchen incorporates a range of units with an inset stainless steel sink unit with mixer taps, cupboards beneath, integrated Miele dishwasher, extensive base units comprising worktops with cupboards and drawers below and an integrated oven, grill and 5 point gas hob set into worktop above with extractor cooker hood, built-in cupboard housing an integrated refrigerator and freezer, further base units, wall storage cupboards and upright shelved storage cupboard, tiled floor, full height French doors leading to paved terrace and rear gardens.

**DOOR FROM SITTING ROOM**

leading to:

**CLOAKROOM/UTILITY ROOM**

with low level w.c., pedestal wash hand basin, high ceiling with exposed timbers, tiled floor, built-in cupboard housing hot water tank.

**ON THE FIRST FLOOR****SPACIOUS LANDING**

with a most attractive central fireplace with oak bressumer over, raised brick hearth, exposed beams and timbers.

**BEDROOM 1**

with traditional style radiator, windows to front aspect, deep built-in double wardrobes, door to:

**ENSUITE SHOWER ROOM**

with a shower cubicle with wall mounted shower unit, vanity style unit with wash hand basin, cupboards below, shelf to side, low level w.c., vertical radiator/towel rail, ceramic tiled walls and floor.

**BEDROOM 2**

with traditional style radiator, windows to front aspect, built-in wardrobe, exposed beams.

**BEDROOM 3**

with traditional style radiator, feature original Mullion style window, exposed beams, windows to front aspect, built-in wardrobe, large fitted chest of drawers.

**BEDROOM 4**

with traditional style radiator, built-in wardrobe, windows to side aspect.

**FAMILY BATHROOM**

with bath with shower attachment, water jets, vanity style unit with wash hand basin, cupboards below, low level w.c., large fitted shower cubicle, tiled walls, wall mounted shower unit, vertical radiator/towel rail, traditional style radiator, windows to side and rear aspect.

**OUTSIDE**

To the front of the house we have a wrought iron gate leads to a bridge over a picturesque brook which in turn leads to the long private driveway accessing the property and a large courtyard style parking and turning area adjacent to which is a lean-to open bay cart lodge style building. The delightful mature gardens are located mostly to the front, side and rear of the property and are a rather special feature enjoying a very high degree of privacy and seclusion.

Immediately to the rear of the property there is a large secluded paved terrace and further enclosed garden area laid to lawn with a shrub covered pergola and garden storage shed in one corner. Gated access leading to the main gardens. Adjacent to the car port there is a DETACHED SINGLE STOREY BARN STYLE PROPERTY which is currently used as a large storage area but could be utilised for a variety of different uses including perhaps conversion to a home office or studio. At one end of the storeroom there is a door to an ENSUITE SHOWER ROOM with fitted shower cubicle, wash hand basin, low level w.c., tiled floor, heated towel rail, wall mirror and wall storage cupboard. Windows within the main storeroom which overlook the garden and a trap door to loft space. Door to the rear leading into the paved terrace area immediately behind the house. Built-in garden store at the far end.

The principal gardens to the rear of the property are mainly laid to lawn with a great variety of mature shrubs, bushes and trees around. There are also herb beds and vegetable beds. A small orchard with fruit trees.

**AGENTS NOTE**

Planning consent has been granted for the replacement of the existing car port for a new cart lodge. Planning consent has been granted for the replacement of the existing single storey barn and store to create a new substantial single storey annexe.









Guide Price £1,100,000  
Tenure - Freehold  
Council Tax Band - F  
Local Authority - South Cambridgeshire  
District Council





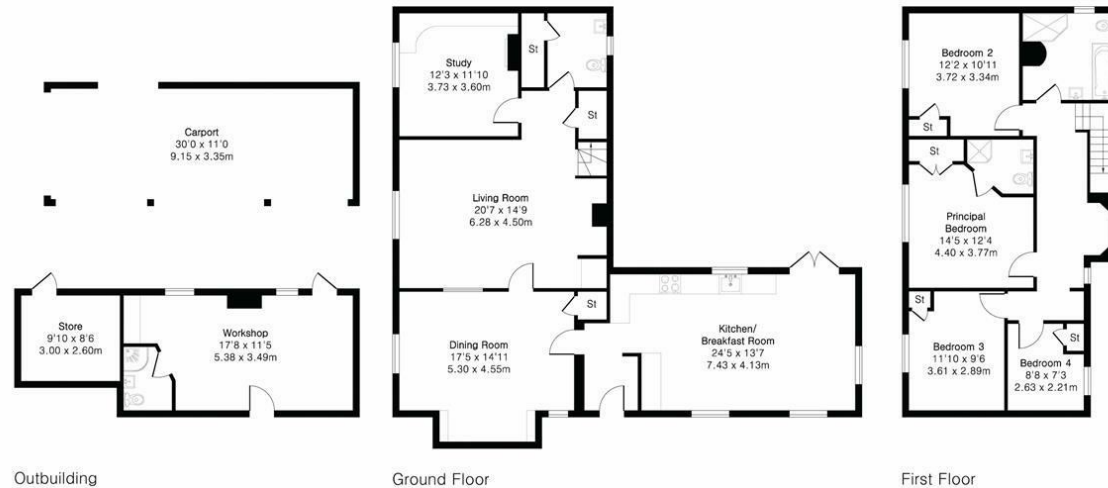


**Approximate Gross Internal Area 1942 sq ft - 180 sq m  
(Excluding Outbuilding)**

Ground Floor Area 1178 sq ft - 109 sq m

First Floor Area 764 sq ft - 71 sq m

Outbuilding Area 348 sq ft - 32 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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