

Healeys

Newport Road, Debden, CB11 3JX



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A stunning, contemporary barn conversion forming part of a former farm and set in a tucked-away, elevated position with stunning views. The property enjoys beautifully presented, contemporary accommodation with a number of interesting architectural features.

Contemporary barn conversion • Stunning rural location
First floor living space enjoying far reaching views
Four double bedrooms • Three bathrooms/en suites
Private garden and garaging

The property is located on the outskirts of the much sought-after village of Debden which offers a fine church, excellent primary school, shop, recreational ground and two Inns. The well-served village of Newport is only 2 miles distance and offers further shops, schooling and a mainline station. The market town of Saffron Walden with its excellent shopping, schooling and recreational facilities is about 4 miles away and the M11 access is at either Bishop's Stortford (junction 8) or Stump Cross (junction 9).

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

ENTRANCE HALL

Entrance door with adjoining opaque glazed window, bespoke steel and glass staircase rising to the first floor, built-in storage cupboard and solid oak doors to adjoining rooms.

UTILITY ROOM

Fitted with a range of base and eye level units with granite worktop space, sink unit, space and plumbing for washing machine and tumble dryer.

BEDROOM 1

A pair of glazed doors providing views and access to the terrace and garden beyond. Doors providing access to a substantial walk-in wardrobe with automatic lighting and a further set of doors opening to:

EN SUITE

Comprising large shower enclosure, WC with hidden cistern, vanity wash basin with granite surround, automatic lighting and obscure glazed window.

BEDROOM 3

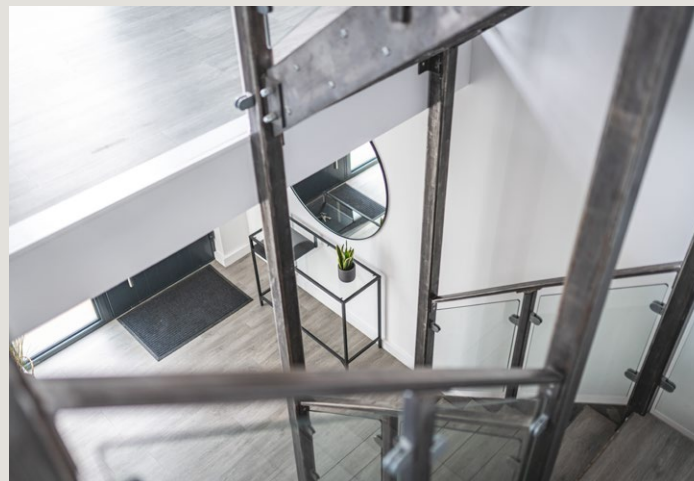
A dual aspect room with two pairs of glazed doors providing a good degree of natural light and views over the garden and countryside. Built-in wardrobes.

BEDROOM 4

A pair of glazed doors overlooking the garden and countryside beyond. Fitted wardrobes and drawers.

BATHROOM

Comprising panelled bath with independent shower over, WC with hidden cistern, vanity wash basin with granite surround.













FIRST FLOOR

OPEN PLAN LIVING SPACE

A contemporary living space with high ceilings, clean lines and panoramic views over the garden and surrounding countryside and woodland areas. Contemporary wood burning stove set on a granite hearth. A bespoke steel and glass staircase rising to the mezzanine floor. There are three pairs of doors each opening to Juliet balconies and bi-folding doors opening to:

TERRACE

Providing a delightful al fresco entertaining space, with low maintenance composite decking and glass and steel balustrade.

KITCHEN

Comprising an extensive range of units, incorporating a large central island, with granite worktop space. Sink unit, dishwasher, American style fridge freezer, double oven, induction hob and walk-in pantry cupboard.

CLOAKROOM

Contemporary suite comprising WC with hidden cistern and vanity wash basin with granite surround.

BEDROOM 2

A pair of glazed doors opening to a Juliet balcony enjoying views over the garden and surrounding countryside and woodland. Door to:

EN SUITE

A spacious en suite comprising large shower enclosure, WC with hidden cistern, vanity wash basin with granite surround and obscure glazed window.

MEZZANINE LEVEL

An impressive multi-purpose space with glass and steel balustrade overlooking the first floor living space.







GARAGE

A substantial garage with roller shutter doors to the front and rear and EV charging point.



OUTSIDE

The property is set in a tucked-away rural location, forming part of a bespoke farm development and well-positioned within a comfortable distance of Saffron Walden and mainline railway stations. Adjoining the property is a paved terrace for al fresco entertaining, in turn leading to the garden which is mainly laid to lawn with post and rail fencing.

MATERIAL INFORMATION

- Tenure – Freehold
- Council Tax Band – G
- Local Authority – Uttlesford

VIEWINGS

Strictly by appointment through the Agents.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		









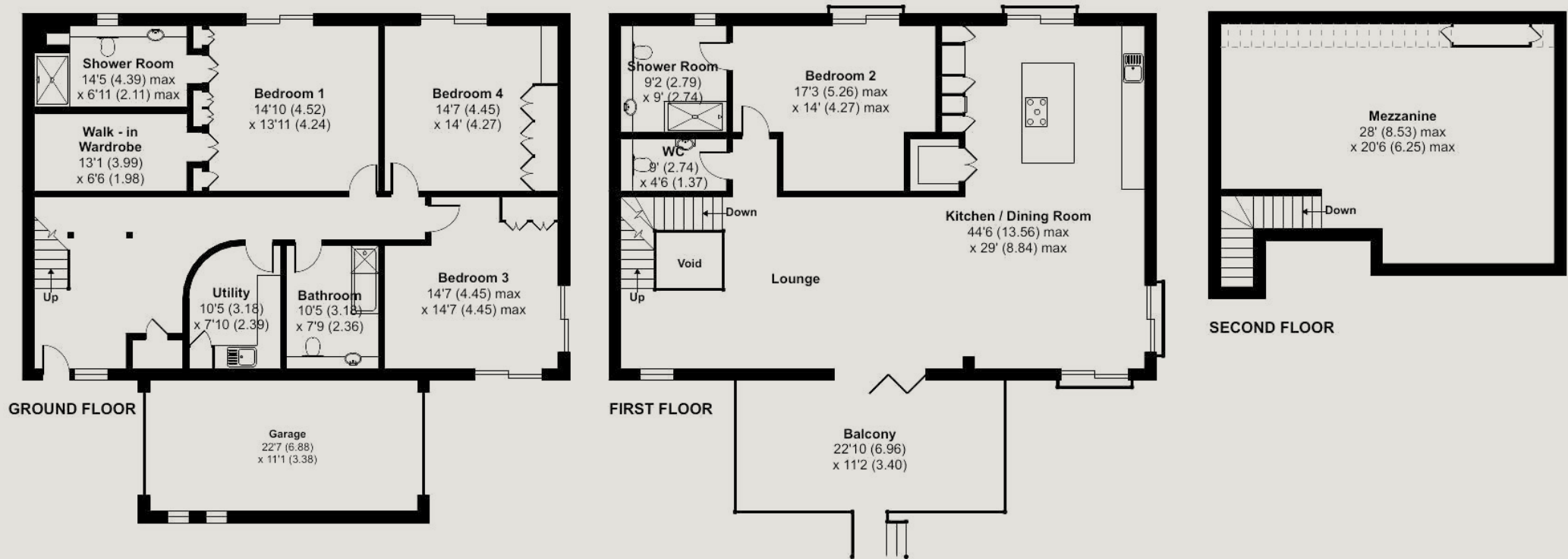
Approximate Area = 3356 sq ft / 311.7 sq m (includes garage & excludes void)

Limited Use Area(s) = 43 sq ft / 4 sq m

Total = 3399 sq ft / 315.7 sq m

For identification only - Not to scale

Denotes restricted head height



Special Notes

- 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.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floorplans are for general guidance and are not to scale.
- 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.
- These Sales Particulars do not constitute a contract or part of a contract.



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