



Chapel Street, Steeple Bumpstead, CB9 7DQ

CHEFFINS

Chapel Street

Steeple Bumpstead,
CB9 7DQ

- Three bedroom barn and a detached two bedroom annexe
- Vaulted sitting room with woodburning stove
- Kitchen diner
- 1.59 Acre plot with a paddock
- Extensive driveway and triple garage
- No upward chain

A handsome barn conversion situated in an idyllic village location with ground extending to 1.59 acres. The property offers well-maintained and versatile accommodation, together with a detached two bedroom annexe, triple garage and a paddock.

5 4 3

Guide Price £1,300,000





LOCATION

Steeple Bumpstead is a popular village which lies on the Essex and Suffolk borders approximately three miles South of Haverhill and 20 miles from Cambridge, 13 miles from Saffron Walden and 19 miles from Bury St Edmunds. Steeple Bumpstead benefits from facilities including post office/off licence/general stores, public house and primary school.



GROUND FLOOR

ENTRANCE HALL

Entrance door and windows to the front elevation. Doors to adjoining rooms.

KITCHEN/DINER

Fitted with a range of solid wood base and eye level units with worktop space over, stainless steel sink, space for range style cooker, dishwasher and American style fridge freezer. Staircase rising to the first floor with under stair storage cupboard, window to the front elevation and door to the rear elevation. Door and steps down to:

DINING/FAMILY ROOM

Windows to the front and side elevations and gas fired log burner.

UTILITY ROOM/WC

Fitted with base and eye level units, stainless steel sink, space and plumbing for washing machine, low level WC and obscure glazed window to the rear elevation.

SITTING ROOM

Window to the front elevation and glazed sliding doors opening to the side elevation. Wood burning stove and staircase rising to:

MEZZANINE FLOOR

BEDROOM 1

Accessed via the staircase from the sitting room. A vaulted room with Velux windows providing a good degree of natural light, fitted wardrobes and feature window to the side elevation.

EN SUITE

Comprising pedestal wash basin, low level WC, shower enclosure, fitted cupboard and Velux window.

FIRST FLOOR

LANDING

Accessed via the staircase from the kitchen/diner. Doors to adjoining rooms and built-in storage cupboard.

BEDROOM 2

Velux window, fitted wardrobe and access to the loft space. Door to:

EN SUITE

Comprising pedestal wash basin, low level WC, shower enclosure and Velux window.

BEDROOM 3

Velux window and fitted wardrobe. Door to:

EN SUITE

Comprising pedestal wash basin, panelled bath, low level WC, shower enclosure and obscure glazed window.

OUTSIDE

The property is accessed via a gravelled driveway with a five bar gate to the side providing access to a block paved parking area.

To the rear of the barn is a paved patio area for al fresco entertaining, offering a good degree of seclusion.

In addition there is a 1.2 acre paddock.

DETACHED TRIPLE GARAGE

With electric up and over doors, personal door to the side, power and lighting connected.

DETACHED ANNEXE

Accommodation comprising:

ENTRANCE HALL

Entrance door, window to the front aspect and doors to adjoining rooms.

KITCHEN/RECEPTION ROOM

Fitted with base and eye level units, stainless steel sink, electric oven, four ring hob with extractor over, stainless steel sink, space and plumbing for dishwasher and integrated fridge freezer. Glazed sliding doors to the rear elevation and steps up to:

BEDROOM 1

Fitted wardrobe, window to the front elevation and glazed sliding doors to the side elevation. Door to:

EN SUITE

Comprising pedestal wash basin, low level WC, corner shower enclosure, heated towel rail and Velux window.

UTILITY ROOM/WC

Fitted with base and eye level units, stainless steel sink, space and plumbing for washing machine and a low level WC.

BEDROOM 2

Windows to the front, rear and side elevations and door to:

EN SUITE

Comprising pedestal wash basin, low level WC, shower enclosure and obscure glazed window to the rear aspect.

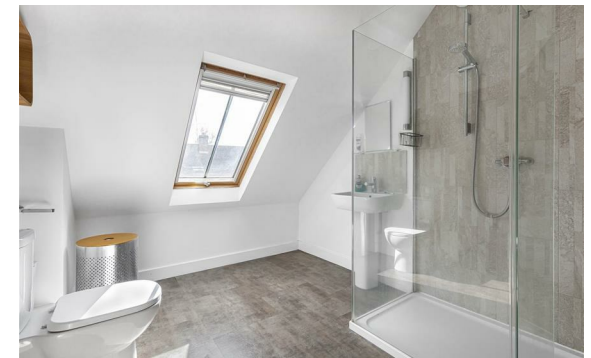
AGENT'S NOTES

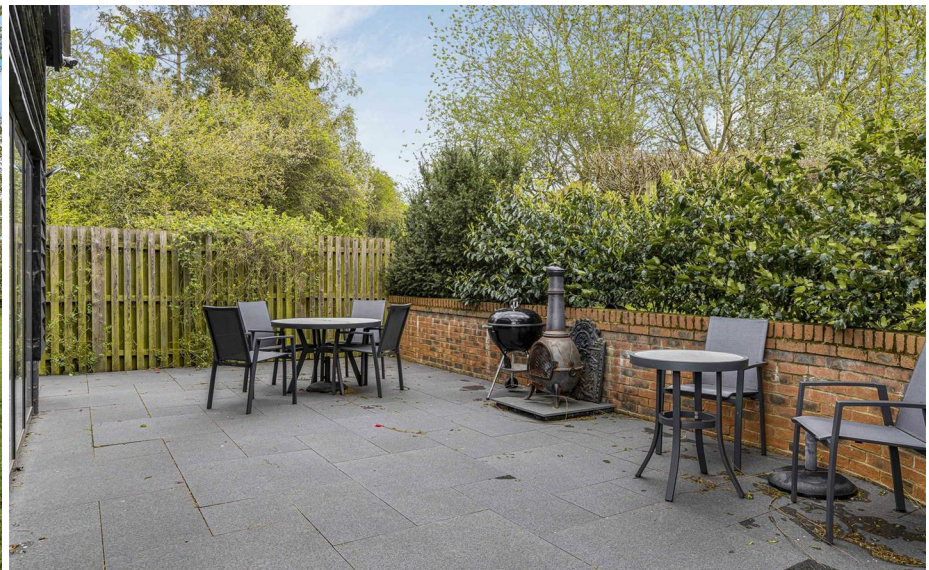
- Tenure - Freehold
- Council Tax Band - Main house 'C' / Annexe 'A'
- Property Type - Detached barn conversion with annexe
- Property Construction - Brick and timber with slate and tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - Main house 2166 sqft / Annexe 1101 sqft
- Parking - Triple garage and driveway
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Gas Supply - Mains
- Heating - Gas fired boiler with radiators, log burner to sitting room and gas fire to lower lounge/ dining room.
- Broadband - Fibre to the Property available in area
- Mobile Signal/Coverage - Good

- Rights of Way, Easements, Covenants - Right of access over neighbouring property driveway
- Conservation Area - Yes

VIEWINGS

By appointment through the Agents.











Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

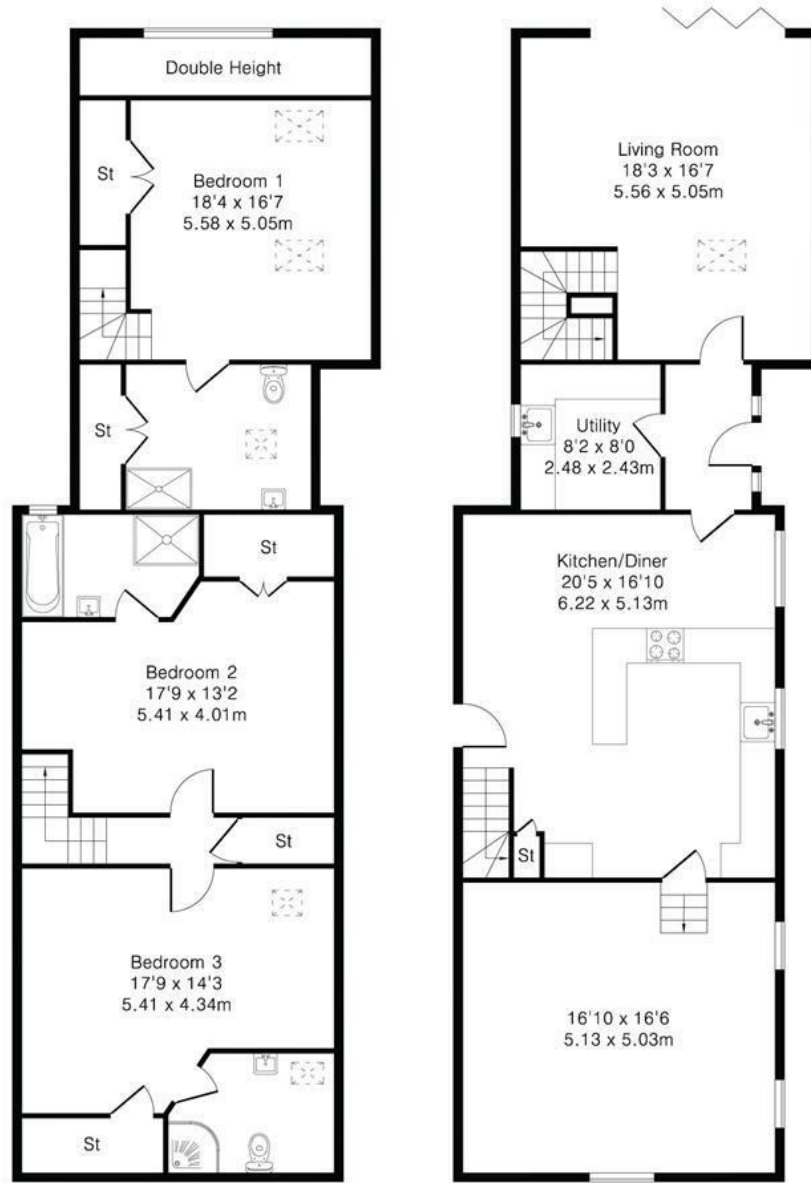
MAIN HOUSE EPC

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

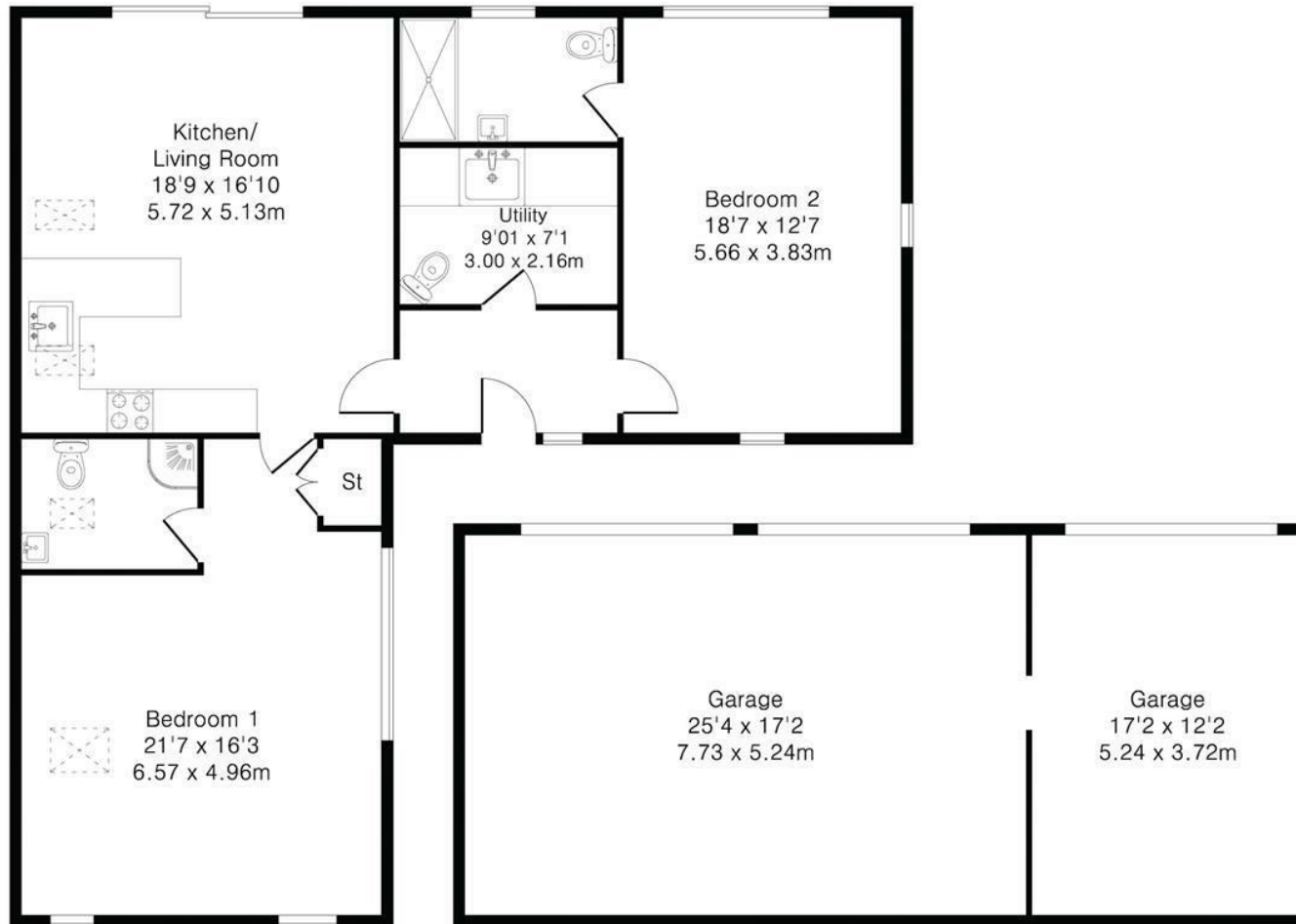
ANNEXE EPC

Guide Price £1,300,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - Braintree

Approximate Gross Internal Area 2166 sq ft – 201 sq m



Approximate Gross Internal Area 1751 sq ft – 162 sq m
Annexe Area 1101 sq ft – 102 sq m
Garage Area 650 sq ft – 60 sq m



Annexe

Garage



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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.