

Free Roberts Barn

An exceptional 7,000 sq ft barn conversion set in picturesque rolling countryside



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Free Roberts Barn

Howe Lane, Great Sampford,
CB10 2NY

Free Roberts Barn is an exceptional barn conversion, stretching to an enormous 7,000 sq ft and set on a quiet no-through road, in the pretty village of Great Sampford. Standing at the top of a hill overlooking rolling countryside, Free Roberts Barn is exemplary in its architecture, and demonstrates the full potential of the conversion of farm buildings. Converted in 2008, the main barn was originally built in 1860, and much of its original structure has been retained throughout the conversion.



The imposing property makes quite the first impression on arrival via the large wooden gates which lead to an expansive courtyard parking area, surrounded by paddocks. On entering the property, the building opens out to a large open-plan kitchen and dining area, which is flooded with natural light thanks to the floor to ceiling windows on each side. The smart kitchen has been fitted with dark granite worktops, the most up to date appliances and also a large Aga.



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.



Leading from the kitchen and dining area is an impressive cathedral-like sitting room which spans some 44 ft. With vaulted ceilings of 26 ft high in some areas, this cavernous room has exposed beams and wooden floors, as well as two vast fireplaces at either end, both housing a woodburner. Part of this room is a separate snug area, which is accessed via a lowered floor, and which has wooden bi-fold doors onto the garden. The sitting room has two mezzanine levels to either side, one of which houses a study. And adding to the pleasing symmetry of the room are two vast floor-to-ceiling windows to either side, ensuring that the room is filled with light all year round. Leading from the sitting room is a guest bedroom with an ensuite.

To the other side of the kitchen is another sunken floor which gives a smaller sitting area and a separate garden room, again, both with wooden bi-fold doors to the garden, as well as a further bedroom with an ensuite. The garden room then leads to the other wing of the house, which has potential to be converted into a self-contained annexe. The family/games room here extends to 37 ft with an impressive, vaulted ceiling, and currently houses a full-size snooker table. This room leads to a smart master suite, with a walk-in wardrobe, a large en-suite bathroom covered in stylish granite tiles and a large bedroom. This part of the house also is home to the utility room, boiler and plant room, the latter of which includes ethernet cabinet, AV controls and three-phase electricity supply. Upstairs the barn has two further large bedrooms, both with walk-in wardrobes and ensuites. These are connected via a wonderful walkway in the eaves which has views down to the kitchen. This area also has a fascinating feature of the original hayloft, which has been kept intact.

With incredible oak beams and wooden floors throughout, Free Roberts Barn has been finished to exacting standards. All of the fittings are oak, with stunning king posts and crossbeams in the main rooms. It has also been designed with modern living in mind, with an integrated AV system throughout, 1GB superfast broadband (upgradeable to 10GB) with ethernet connections in all of the main rooms, as well as a Lutron smart lighting system and fire and intruder alarm systems.













Part of Free Roberts Barn's charm is its setting. Sitting at the centre of its large 2.5-acre plot, the house has complete privacy. While there are neighbouring properties nearby, none of these dwellings overlooks the house, giving it a sense of seclusion. The rear gardens are fully surrounded by an original 19th century brick and flint wall, with a large pergola covered with wisteria and with mature apple trees dotted throughout the space. This area is a suntrap and has a patio and barbecue area. This lovely garden leads to a brick outbuilding, and a five-bar gate which has access to the huge paddock area which surrounds the rest of the house. Edged with mature hedges and peppered with trees, this wonderful paddock also has a small area of woodland, with several species of tree.

The famous Turpin Trail, named after 18th century highwayman Dick Turpin, runs along one side of the property, and leads to Hempstead where Turpin was born in 1705. Free Roberts Barn is situated at the end of Howe Lane, a no-through road on the edge of Great Sampford, which is a popular village with a primary school, a church, cricket pitch and the Red Lion, a lively pub serving Italian cuisine. It is set in idyllic north Essex countryside, and for commuters, Audley End station is 12 miles (23 minutes' drive) away and has services into Liverpool Street in under an hour. The M11 motorway and Stansted and London City airports are also within easy reach, Cambridge is 20 miles away and Saffron Walden is eight miles distant.

MATERIAL INFORMATION

- Tenure - Freehold
- Council Tax Band - H
- Local Authority - Uttlesford

VIEWINGS

Strictly by appointment through the Agents.



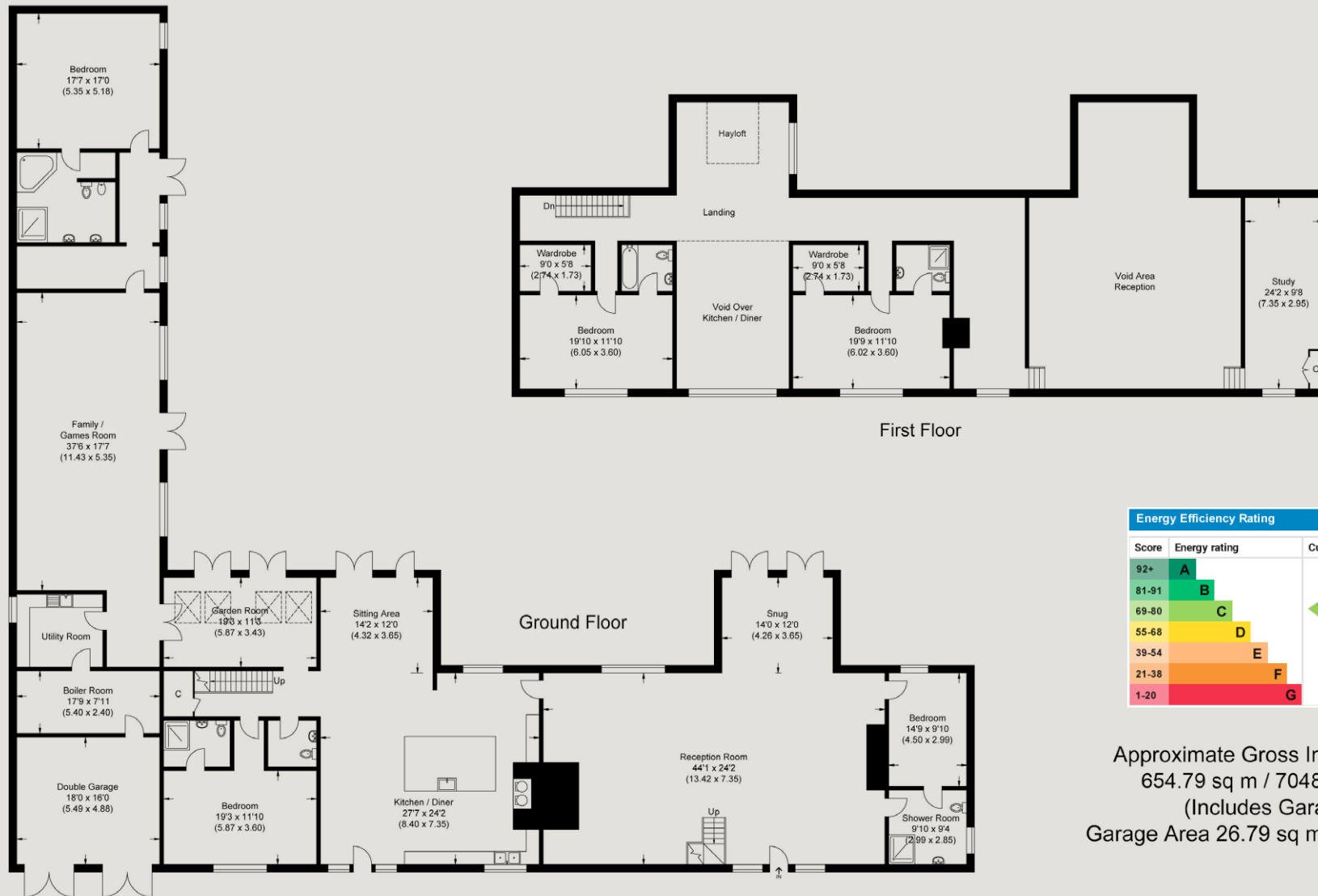


THE SELLER COMMENTS

"When we bought Free Roberts Barn in 2009, it met our needs perfectly, offering acres of space, tranquility and a wonderful feeling of being in the countryside. The house has been an ideal place to bring up our children, its versatility meeting their needs as they have grown. The grounds have accommodated everything from sand pits and trampolines

to a football pitch and a fitness circuit. It really is a paradise for children, with the sitting room having hosted plenty of kid's parties, and the surrounding area replete with farm tracks perfect for bike rides and dog walks. We knew it was the place for us as soon as we saw it, feeling like a Grand Designs house, and being quite different to the other

converted barns we had seen on the market, which had been split into multiple smaller rooms. The joy with this house is the rooms both upstairs and downstairs are incredibly spacious. It's been great for entertaining, and we have hosted many happy Christmases and parties here. We will be sad to leave but it needs the life and vibrancy of a young family."



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Approximate Gross Internal Area
654.79 sq m / 7048.10 sq ft
(Includes Garage)
Garage Area 26.79 sq m / 288.36 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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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