



VIDEO TOUR AVAILABLE
Please get in touch for a link.

240 sqm / 2585 sqft

933 sqm / 0.23 acre

Barn conversion

4 bed, 2 recep, 3.5 bath

Double cart lodge & parking

Converted 2000s

EPC - C / 80

Council tax band - G

High Street

A very substantial and beautifully presented barn conversion, enjoying a high degree of peace, quiet and privacy. The property provides characterful accommodation, with a double open cart lodge and ample parking, and is set well back off the road within a generous 1/5th of an acre plot. No upward chain.



Guide Price
£835,000



The Granary forms part of a small development of just six high quality barn conversions, each with their own unique style and character. The development is beautifully finished and well maintained with each owner clearly taking pride in their home. The property has been in the same ownership from new and benefits from having all the character of a period home, but without any of the concerns that come with owning an older property.

The Granary is set behind a deep front garden which is partially gravelled for parking and there is a double open cart lodge and a large 2m x 2.45m external store.

The front door is approached over steps and opens to a stunning, double height entrance hall, dominated by a beautiful oak staircase, with a galleried landing above. The 'L' shaped sitting / dining room is dual aspect and laid out with a cosy sitting area set around the log burner and inglenook fireplace, there is a lounging area adjacent to French doors, and at the far end an area for formal dining. The cloakroom and study are located off and there are steps leading down from the study to the kitchen.

The kitchen is particularly lovely with its vaulted ceiling providing a sense of voluminous space. It is fitted with high quality bespoke cabinets set below beautiful working surfaces and there is an integrated dishwasher, a full height fridge and freezer, a built in double

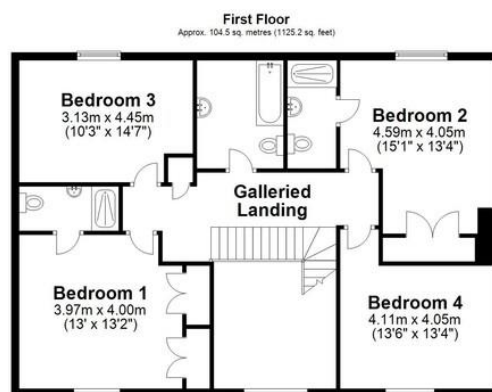
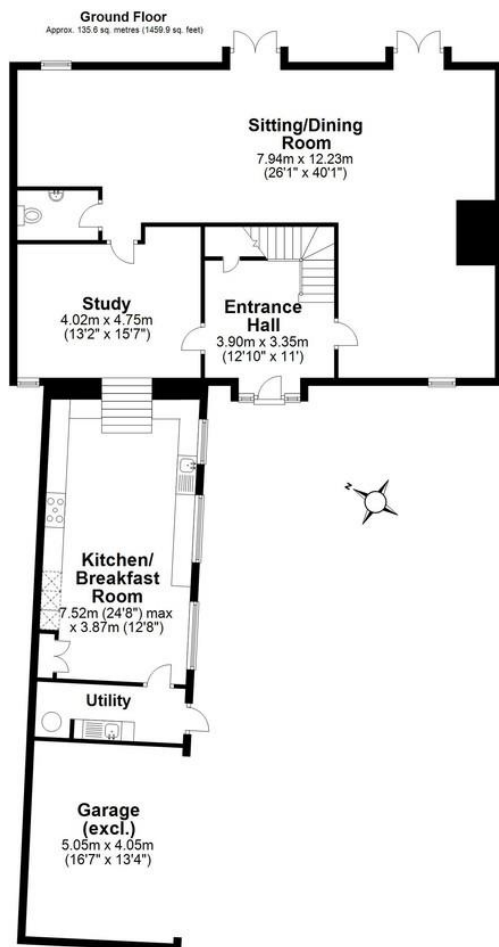
oven, oven and microwave, and a gas hob with extractor over. There is also ample room for a casual dining area. At the far end there is a door to the utility room which houses the boiler and has space for a washing machine and drier.

On the first floor the landing enjoys lovely views over the leafy front garden and adjacent barns. There are four good bedrooms, with three very generous doubles, two of which have en-suite facilities and built in wardrobes. The fourth bedroom is still a good size and would take a double bed if required. On this level there is also a spacious bathroom fitted with a bath, w.c. and vanity unit with hand-basin over.

The rear garden is surprisingly generous and laid predominantly to lawn with a patio adjacent to the house. There is a small summer house and trees and shrubs which provide privacy, there are also a number of fruit trees. A gate at the far end provides pedestrian access to the rear.

Note the first part of the driveway is shared with two neighbouring barns the location plan within our particulars identifies the boundaries.

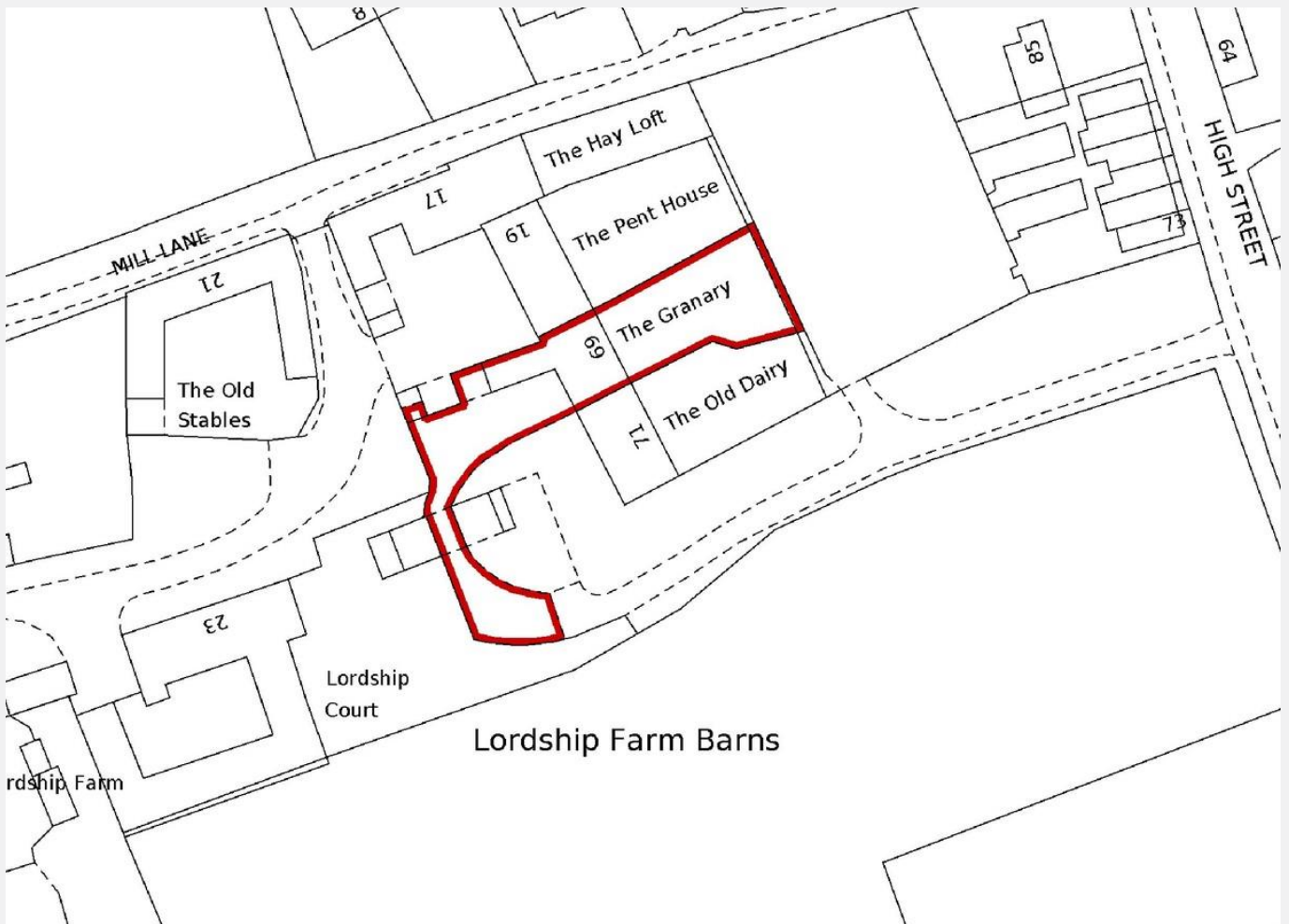




Total area: approx. 240.2 sq. metres (2585.1 sq. feet)

Drawings are for guidance only. www.beechenergy.co.uk
Plan produced using PlanUp.

Total area:
Approx. 240 sqm
(2,585 sqft)



Hinxton is a lovely historic village about 7 miles south of the city boundary and about 5 miles north of Saffron Walden. It is highly convenient for the science parks at Abington and Chesterford and the world famous Genome Campus at Hinxton Hall is within walking distance.

There is a mainline railway station at Great Chesterford (2 miles), whilst Whittlesford Parkway station and junction 9a of the M11 are also around around two miles away.

The village has a popular inn, village hall and Church and is surrounded by attractive countryside. There are primary schools at neighbouring Duxford or Great Chesterford and secondary schooling at Sawston and Saffron Walden.

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