



Bush & Co.



## Bird's Farmhouse, 2 Haslingfield Road, Barton, CB23 7AG

**Guide Price £575,000 Freehold**



Energy Rating Band

Barton is a desirable village to the south west of Cambridge, which offers convenient access to the city centre as well as the M11. The village is home to several local shops including Conkers Village Store and Post Office, a petrol station, two pubs, and Burwash Manor as well as both Anglican and Baptist Churches. Barton has a primary school rated good by Ofsted, it is also in the catchment for Comberton Village College, which has an outstanding Ofsted rating.

The accommodation comprises a Timber and leaded light windows, door to the entrance porch leading to the entrance hall with tiled flooring, a living room with timber paneled walls with a fireplace with a wood burning stove and brick surround, electric storage radiator. Dining room with inglenook fireplace with hood and grate, bread oven, tiled flooring, exposed beams, and stairs to the first floor, timber door to rear porch with stable door.

Kitchen with twin sink unit and range of storage cupboards, oil-fired AGA, tiled flooring, windows to side and rear elevation. Inner hall with access to loft space, utility with door to garden, Cloakroom with WC and hand wash basin. Bathroom with a panel bath, a hand wash basin, and a towel rail. Pantry with exposed timbers. Inner hall with stairs to the first floor and a Store with exposed timber and a lobby with a door to the garden. The first floor has 2 landings, 4 bedrooms, and 2 storage rooms.

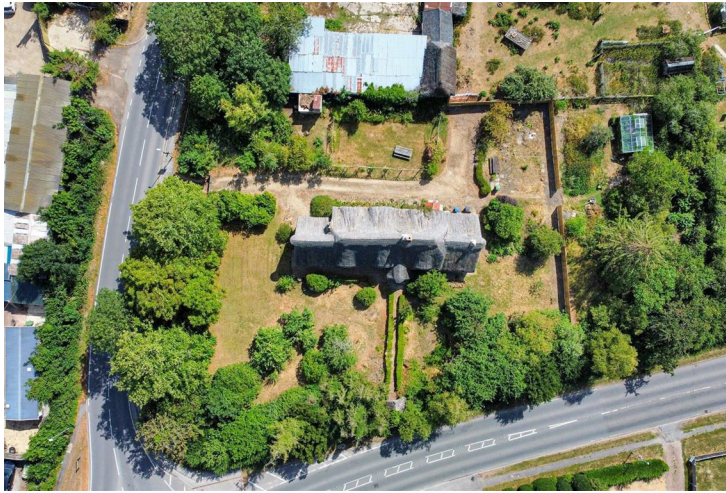
The gardens are mature with a wide variety of trees, fruit trees, and shrubs, 3 lawn areas, and the boundaries are mature and provide screening. The property is accessed via gate on Haslingfield Road.

Tenure: Freehold.

Services: Mains water, drainage, and electricity. Oil-fired AGA. Electric storage radiators. In addition there is a Bore Hole which was used as the main water supply up until a few years ago.

Council Tax: G

Declaration. A director of Bush and Co Cambridge Ltd is related to the vendor.



## Exceptional service in Cambridge and the surrounding villages

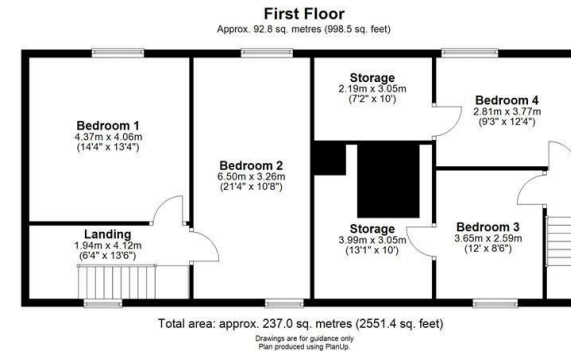
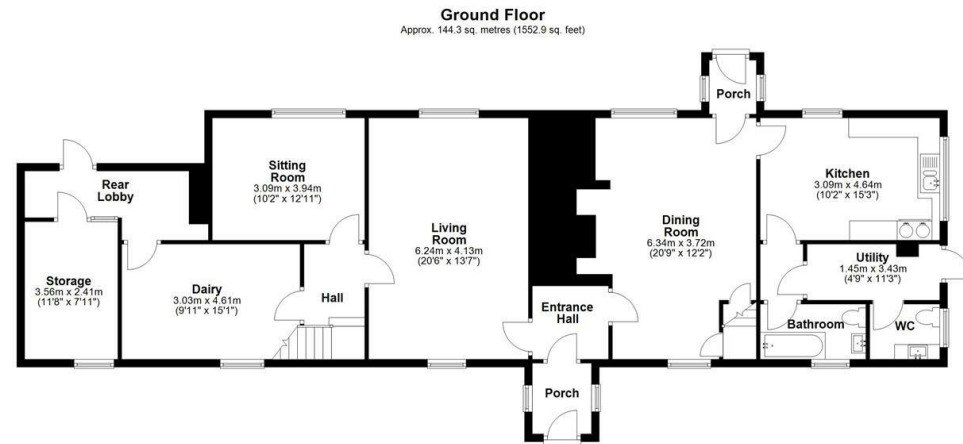
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## Further Information

Tenure - Freehold

Council Tax - Band G

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

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