



Bush & Co.

The Barn House Mill Farm Lane, Cambridge - £1,750 PCM

A spectacular detached Barn conversion (1705 sqft) in the village of Pampisford, located just off the A505 with good access to Whittlesford Train Station, M11, Addenbrookes Hospital, The Genome Campus and Babraham Institute.

Entrance Hallway

10'11" x 7'8" (3.35 x 2.34)

Spacious entrance hallway with cupboard for shoes and coats

Study

10'11" x 9'8" (3.35 x 2.96)

Ground floor study leading to bright sun room

Sun Room

10'11" x 9'2" (3.35 x 2.81)

With vaulted ceiling and patio doors to front garden

Kitchen

14'0" x 8'7" (4.27 x 2.64)

Fitted kitchen area with gas hob, double fitted oven and microwave, integrated dishwasher and fridge

Living Room

14'0" x 24'9" (4.27 x 7.55)

Open plan living room with a vaulted ceiling, many windows, gas fire place and glazed doors leading to front garden area

Bedroom 2

8'10" x 12'1" (2.71 x 3.69)

Ground floor double bedroom located off the living room

Bathroom

Ground floor bathroom with separate shower enclosure, large bath with power jets, WC and hand basin

IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Utility Area

Located at the end of the barn is a utility area with washing machine, undercounter freezer and concealed sink

Additional Sitting Room

14'0" 12'8" (4.27 x 3.88)

Oak stair case leading to first floor sitting room with gas fire place and bi-fold doors

The gallery landing is fitted with many storage cupboards

Bedroom 1

14'0" x 11'11" (4.27 x 3.64)

First floor master bedroom is located at the other end of the hallway with en-suite shower room and walk-in wardrobe

Garden and Parking

Front laid to lawn garden and shared parking to the rear

Possibility of double garage to be included

Key information

EPC Rating: C

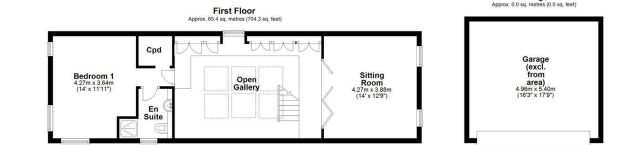
Council Tax Band: E (South Cambridgeshire Council)

Rent – £1750 pcm (£403 pw)

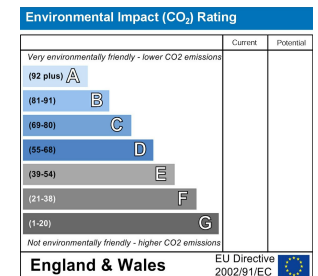
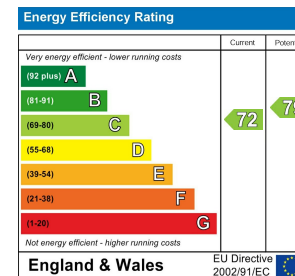
Deposit – £2019

Available unfurnished 5th October 2024

- Double glazing
- Gas central heating
- 158 square meters / 1705 square foot
- Detached barn
- Pets considered
- Shared parking available
- Two double bedrooms
- Sorry, no smokers



Total area: approx. 158.4 sq. metres (1705.1 sq. feet)
Overseas enquiries in guidance only. Plans produced using MetreX.



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