



Mill Barn House, Bassingbourn, SG8 5PP
Guide Price £1,250,000 Freehold



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A DELIGHTFUL AND BEAUTIFULLY PRESENTED CONVERTED MILL BARN OF ABOUT 3290 SQFT SET IN MATURE GARDENS OF ABOUT 0.8 ACRES OVERLOOKING OPEN FIELDS WITHIN THE CONSERVATION AREA OF THIS SOUGHT AFTER VILLAGE

Entrance hall, cloakroom, first floor vaulted sitting room and study, family room, recently refitted kitchen/dining room, utility room, inner hall, five bedrooms, en suite shower room, en suite bathroom, family shower room, garage and car barn for three cars, gardens and grounds of about 0.8 acres.

This beautifully presented and sympathetically refurbished home forms part of a group of buildings around the Mill House to the western side of the village. The property is of weather boarded elevations under a slate roof and has been well maintained and updated by the current owners. It offers spacious family accommodation of about 3290 sqft on two floors and has double glazing and an oil fired radiator heating system. The main vaulted reception room on the first floor incorporates both a sitting and study area and has attractive exposed ceiling braces as well as stripped English Elm flooring and a central integrated wood burning fire. Adjacent to this is the first floor master bedroom suite with partly vaulted ceiling and hidden attic area, built-in wardrobes and en suite shower room. On the ground floor is a spacious living area incorporating the dining room with French doors and a glazed door to both aspects and opens to the recently refitted kitchen with Aga. There is a family room, good size utility room and cloakroom (all with underfloor heating) and bedroom 5. From the inner hallway are three further bedrooms an en suite bathroom and a family shower room.

A particular feature of the property are the attractive gardens and grounds of about 0.8 acres which are laid mainly lawn with terraces, mature flower borders, trees and hedging and incorporates the historic Mill Race. The driveway gives parking for several cars adjacent to the recently constructed oak frame garage and car port with electric car charging point.

Key features

Beautifully presented spacious period house of about 3290 sqft
5 bedrooms
4 reception rooms
Recently refitted kitchen with Aga
Recently refitted utility, bath and shower rooms
Mature gardens about 0.8 acres

Location

Bassingbourn is a popular south Cambridgeshire village located about 3 miles north of Royston, 15 miles from Cambridge and 11 miles from Baldock. The village has excellent amenities including highly regarded Primary and Secondary schools, Parish Church, recreation ground, village shop, and pub/ restaurants. Mainline railway connections to Cambridge and London Kings Cross / St Pancras at Royston.

TENURE

Freehold

SERVICES

Mains water and electricity are connected. Private drainage system. Oil fired central heating.

LOCAL AUTHORITY

South Cambridgeshire District Council.

30 Woollards Lane, Great Shelford, Cambridge, CB22 5LZ T: 01223 800860

FIXTURES AND FITTINGS

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

VIEWING

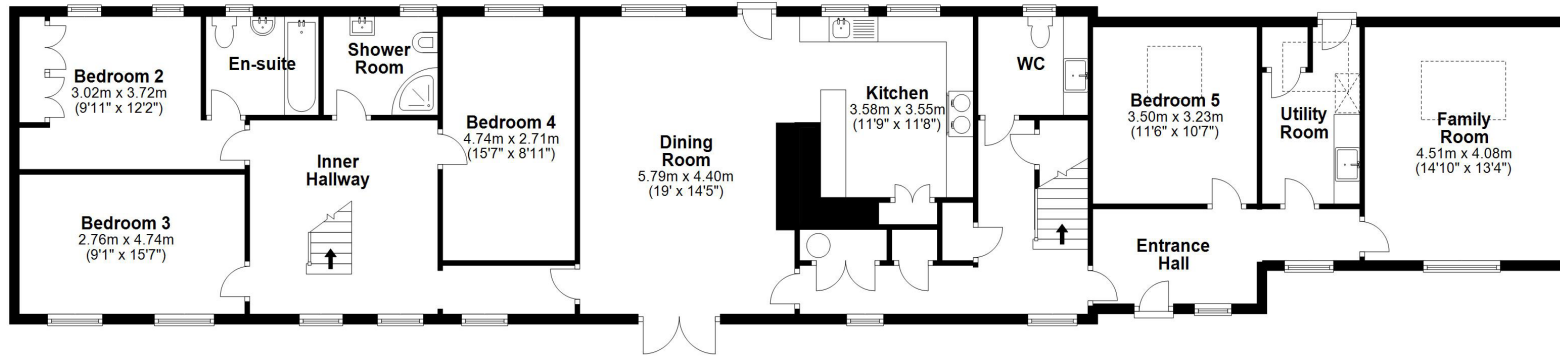
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



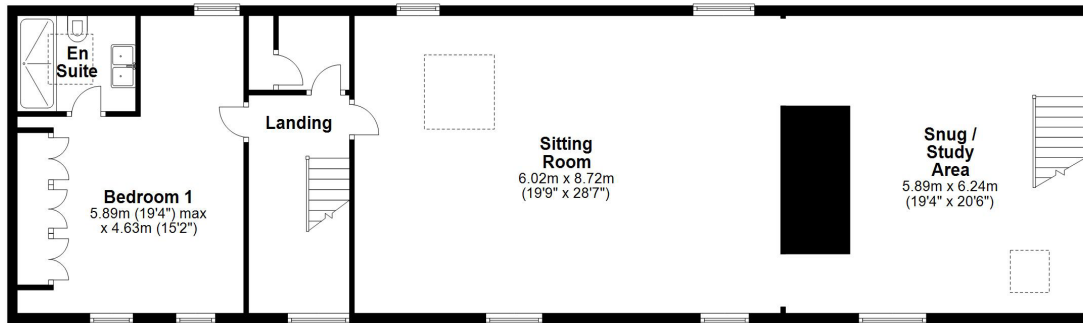




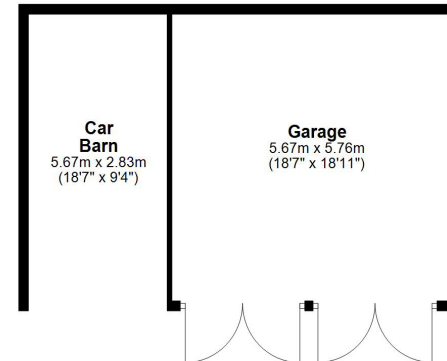
Ground Floor
Approx. 175.4 sq. metres (1887.5 sq. feet)



First Floor
Approx. 130.4 sq. metres (1403.5 sq. feet)



Outbuilding
Approx. 49.3 sq. metres (530.6 sq. feet)



Total area: approx. 355.0 sq. metres (3821.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Energy Label	100

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

