



EH

EXQUISITE
HOME

SPECTACULAR SURROUNDINGS

Standing in beautiful, unspoilt open countryside is this absolutely stunning Grade II listed barn conversion. The oldest part is thought to have been constructed in 1770 and over the years it has been extended. It was originally part of the farmhouse and surrounding farm next door, but was bought by the present owners in 2019 when it was completely derelict. They have lovingly and sympathetically restored it to the very highest standard, transforming it into what it is today, a comfortable, modern, versatile family home on a generous plot of around three quarters of an acre. Having seen it, they could immediately visualise what it could become, attracted by its beautiful rural location and huge potential.





A Remarkable Restoration...

A small grass verge borders the property with a fragrant lilac bush and a rowan tree planted on it, while the gravelled drive leads to a double car port and round to a carefully planted up dry courtyard modelled on Beth Chatto's garden, with plenty of shrubs and perennials. There is also a mature silver maple and an ornamental cherry, covered in frothing blossom in springtime. A useful garden shed provides storage and there is a private seating area. The front door leads into the large open plan living area, entirely floored in oak. The owners have retained the sense of character and history by leaving some beams exposed with their historical markings, using the double height interior to build two bespoke oak and glass staircases and zoning the living space in such a way that it has a wonderful natural flow. It is a rare example of a perfect marriage between design and functionality. The walls have all been covered with lime plaster and there is a stunning galleried landing. The dining area in the centre looks out over the open countryside and has been the scene of many happy family Christmases, New Year's Eve celebrations and parties. The double height living space allows for the largest Christmas tree possible and is a wonderful space for entertaining.

The kitchen is floored in limestone and the cabinets painted in Farrow and Ball's Stiffkey Blue. The worktops are in quartz, there is an island with a solid wooden worktop and seating, integrated dishwasher, a Rangemaster with an induction hob and extractor hood and on trend pendant lighting over the island. With its softly curving edges and no wall units, it feels uncluttered and open, yet has so much work space that it is a delight to cook in. The entire family gathers around the island for meals and it is a remarkably social room. To the right is the cosy living space with a wood burner, delightful on cold days. The owners insulated their home very well and it always keeps a steady temperature, not often the case in a building of this age. A long corridor with a glass wall looking out over the courtyard connects the main barn to the study, utility room with second sink and plumbing for a washing machine and tumble dryer. The study could be used as a bedroom, if desired.







“A long corridor with a glass wall looking out over the courtyard connects the main barn to the study and utility room ...”





To the right of the front door is a useful cloakroom and the library, with its many bookcases and a desk. This is the perfect home study, ideal for those who work from home and for homework. While the owners have chosen to use it in this way, equally, it could be converted into a double bedroom if desired. Leading off the corridor are two good sized double bedrooms and the delightful family bathroom with a large freestanding bath with shower over and striking black and white tiles behind the bath and basin. The ground floor accommodation is completed by the lovely principal bedroom at the end of the corridor, benefiting from a sleek en suite shower room and a dressing room, both with skylight, flooding the area with natural light.

The owners used hand cut timbers on this floor, sympathetically restoring this wonderful old building while retaining its essential character. Two mirror image en suite double bedrooms can be found on the first storey, both with exposed beams and smart shower rooms, making the most of the space and enjoying the most delightful views out over the open Essex countryside.



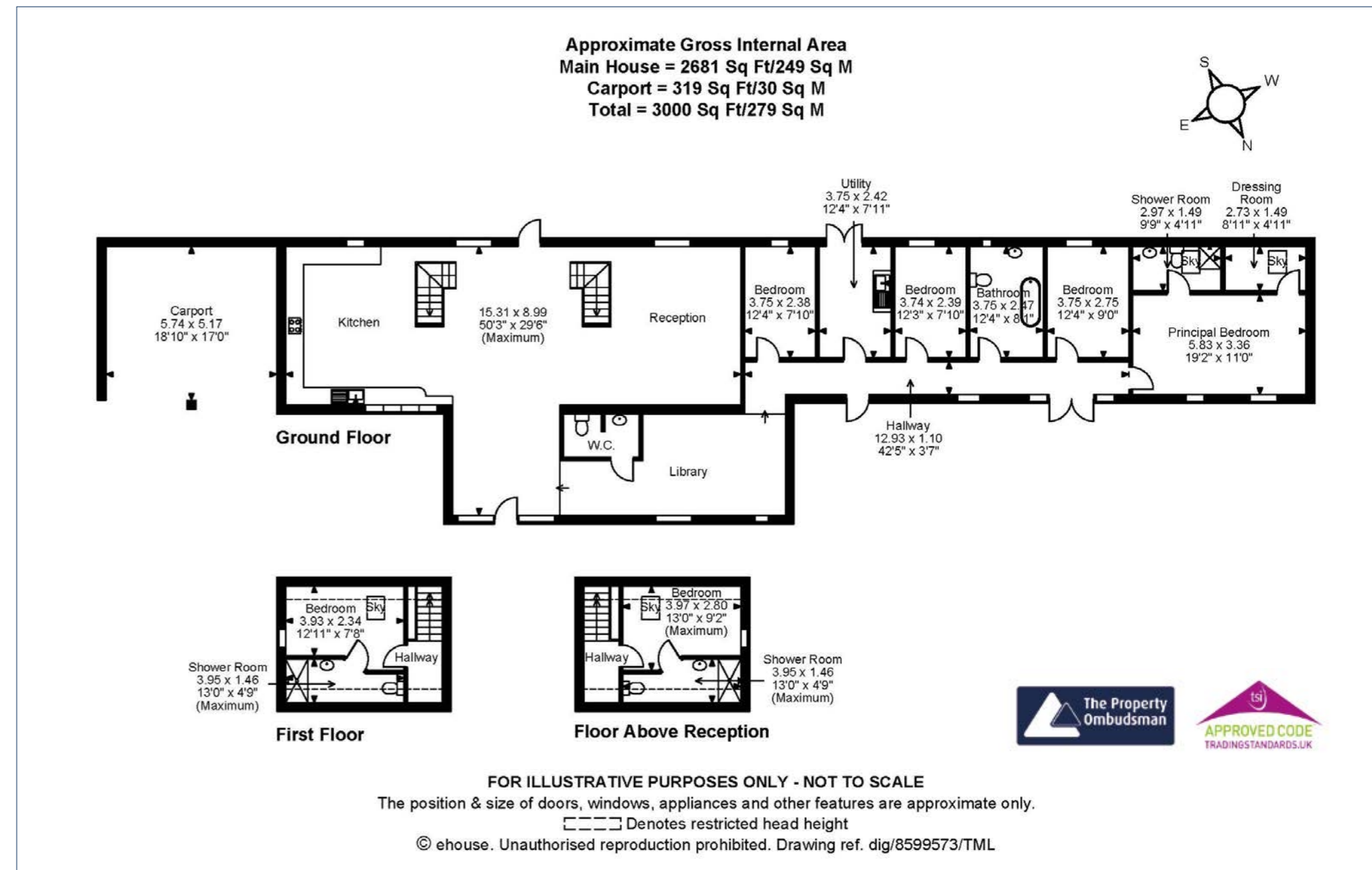




LOCATION

There are not many properties that can boast of having their own moat, but this is one of them. A wooden bridge spans the moat and leads to the large lawn beyond. Part of the garden has been laid out as a vegetable patch with potatoes, onions, asparagus and salad crops growing. There are also well established and fruitful raspberry canes and currant bushes, rhubarb, a gooseberry bush, a greenhouse and newly planted apple, plum, pear and greengage trees. Clematis, passionflowers, jasmine and honeysuckle clamber over the pretty gazebo. As they have done in the house, the owners have cleverly zoned their garden, using part of it as a play area, and some of it as a growing space and courtyard. The views out over the farmland beyond add very greatly to its charm.

The tiny village of Little Sampford is nine miles southeast of historic market town Saffron Walden, four miles northeast of Thaxted and two and a half miles northwest of Finchingfield. Nearby Great Sampford has a pub and primary school and Saffron Walden with its many independent shops, cafes, restaurants, plus schools and leisure activities is its nearest town. With Saffron Walden a short drive away, Cambridge forty five minutes in the car, beautiful Finchingfield just three miles away, a local cricket and tennis club, several primary schools and Ofsted rated Outstanding Saffron Walden County High, plus many lovely walks around and about, this house is perfectly placed for leisure, education and shopping. North Essex is a particularly beautiful part of the county. Dotted with pretty villages, it is also the home of historic market town Saffron Walden and the beautiful Jacobean mansion Audley End. Transport links are excellent with trains running straight to London Liverpool Street and the M11 nearby. Stansted airport is also within easy reach. Ideal for commuters and families, it is a popular part of Essex for very good reason. Awash with history, this part of the county is largely rural, offering the chance to enjoy the delights of village life and community with all the benefits of good transport links and easily accessible amenities.



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At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities, In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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