



“Threshing Barn”



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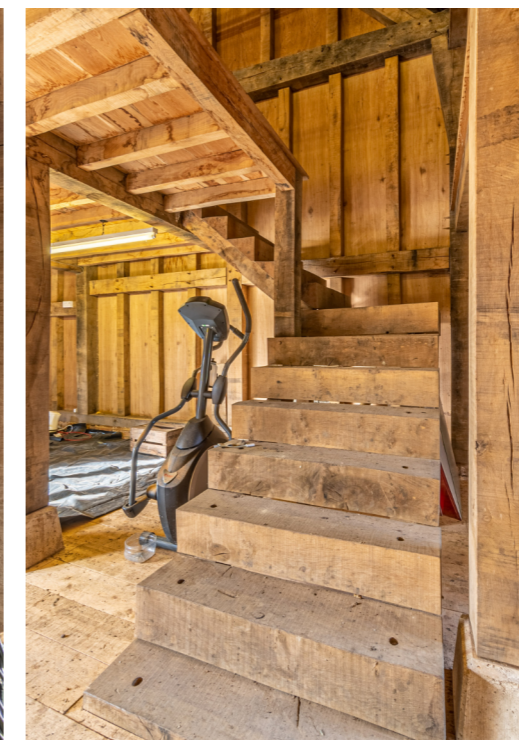
A truly unique opportunity, this simply gorgeous handcrafted traditional threshing Barn has planning permission for conversion into a four bedroom home, and occupies approximately 0.58 acres amongst beautiful Cambridgeshire countryside. The Barn was meticulously rebuilt circa 2000, using traditional methods, with hand tools only. The stunning Welsh green oak was handpicked for the perfect shape and size and has been constructed by craftsmen who have previously restored Windsor Castle after its infamous fire. The oak structure is held together with traditional tapered oak pegs and is covered by a peg tiled roof with beautifully seasoned larch exterior cladding. Internally there is a herringbone brick tiled floor, raised timber floors and an oak timber staircase leading to the mezzanine floor. The current planning permission REF: 21/02082/FUL proposes four bedrooms, a contemporary open plan layout and a stunning glass elevation to the front.

Property Highlights

- Fantastic plot of approximately 0.58 acres with planning permission granted for a barn conversion
- Planning REF: **21/02082/FUL** and **20/1049/PLID**
- The Barn was rebuilt circa 2000 using traditional methods. There is a peg tiled roof, larch cladding to the exterior and an incredible oak framed structure, hand built using hand tools only and with tapered oak pegs.
- There are two large barn doors to the front with a smaller access door in the right-hand door. The current plans propose for this front section to be a full glass elevation (see plans).
- The breath-taking interior of the Barn consists of four feature narrow windows to the front elevation, a central herringbone brick floor, raised timber floors to each side, stairs to the Mezzanine and a pedestrian door to the rear.
- The Mezzanine Floor provides a fantastic view of the craftsmanship and an insight into how the space will work once converted.
- There is electric running to neighbouring properties and the buyer of the property will be required to arrange for the installation of electrical services and meters.
- There is a water supply from Sheep Street to a neighbouring property, it is advised that the buyer seeks permission for access and extension to the water mains.
- As there is no access to mains drains, sewage disposal will be via a septic tank (installation by the purchaser).
- Environmental surveys including Gold Crested Newt and Bat surveys were conducted in July 2021.
- Community Infrastructure Levy Charge of £8084.15



Threshing Barn, Sheep Street, Buckworth, PE28 5AH



Current Plans - REF: 21/02082/FUL

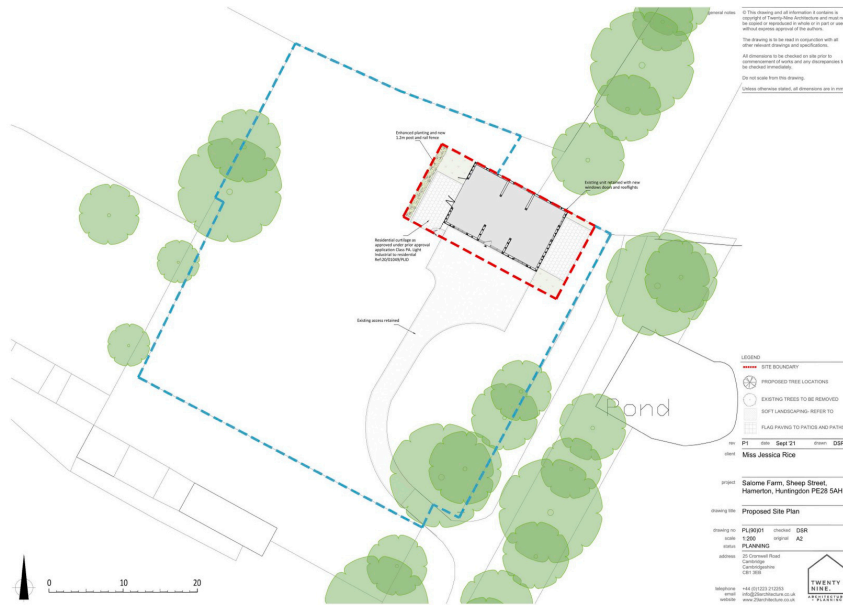


Outside

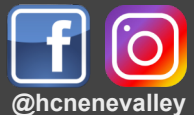
The Threshing Barn and Land surrounding it is situated in a rural and picturesque setting, enjoying countryside views and rambling footpaths close by. There is a country lane/bridleway leading from the road providing access to the Barn and just two other properties. The total plot measures approximately 0.58 acres and the planning documents show the approved residential curtilage within the agricultural plot. A well-renowned Farm Shop is within close driving (or walking) distance and Buckworth, Old Weston and Alconbury Weston are close by with village pubs and other services.

Total Barn Dimensions - 46' 2" x 29' 9" MAX (14.07m x 9.07m)

Mezzanine Floor - 14' 10" x 14' 6" (4.52m x 4.42m)



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