



Barn Studio George Street, Willingham, Cambridge, CB24 5LJ
Guide Price £475,000 Freehold

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HAVING BEEN CONVERTED INTO A RESIDENTIAL PREMISES IN 1998, THIS DETACHED BARN CONVERSION OFFERS AN ABUNDANCE OF OUTBUILDINGS AND COULD BE CONVERTED FURTHER TO CREATE A SUBSTANTIAL FAMILY HOME.

- Detached Barn Conversion
- 1 bed, 2 baths, 3 recepts
- Gas fired central heating to radiators and photovoltaic solar panels
- Driveway parking and car port
- Council tax band - F
- 2045 Sqft /190 Sqm
- Converted in 1998
- Underfloor heating
- EPC - B /84

Previously a mixture of outbuilding and barns for George Cottage, George Street, this detached barn conversion measures 2045 Sqft /190 Sqm and provides living accommodation over two levels.

Upon entering the property through the main barn, you enter an elegant porch which in turn leads you through to the main living space. The main living space is within the main barn and benefits from vaulted ceilings with exposed wooden beams, a mixture of Velux and wooden framed windows providing an abundance of natural light and a mezzanine floor, perfect for a office or snug. Off the main living space is an inner hallway which leads through to the generous utility area and ground floor family bathroom suite. Within the inner hallway are stairs leading up to the first floor which houses the master bedroom suite, with an en-suite shower room. Continuing from the inner hall is a generous office/formal dining room and further on, a spacious kitchen/breakfast room benefitting from exposed beams, pantry, shaker style units and space for whitegoods. The property benefits from two substantial outbuildings, a carport and large shed which could potentially be incorporated into the existing footprint subject to the relevant planning consents being granted.

Externally – The sweeping gravel laid driveway provides off road parking for several vehicles. The large courtyard garden located between the main barn and the kitchen/breakfast area is laid predominantly to hardstanding and has an array of mature, raised flower beds, a real oasis for those who are keen on gardening.

Location

Willingham is a large village situated around 9 miles North West of Cambridge. It is well served with a range of local amenities including a post office, convenience stores, bakers, butchers and public houses. There is a nursery and primary school, with secondary education facilities.

The village is also within each reach of Bar Hill which has a Tesco Superstore, dry cleaners and coffee shops and is well connected with a guided bus station on the edge of the village, linking through to Cambridge North Railway Station and the City of Cambridge. The A14 is within a few miles and links to the M11, making access to Stansted Airport and London to the south or A1 to the North readily available.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage

Statutory Authorities

South Cambridgeshire District Council

Council tax band - F

Fixtures and Fittings

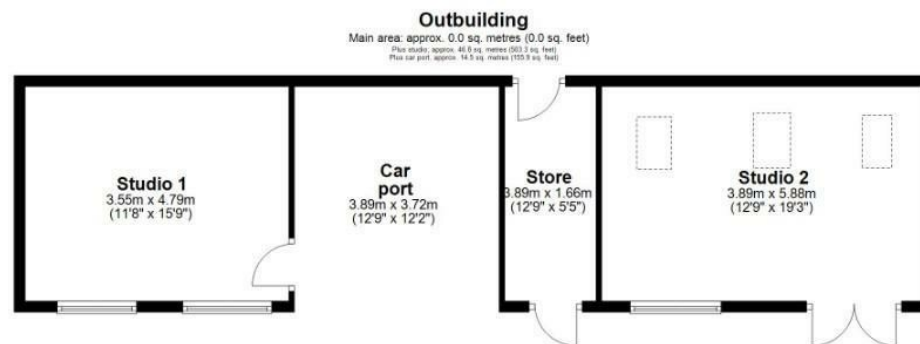
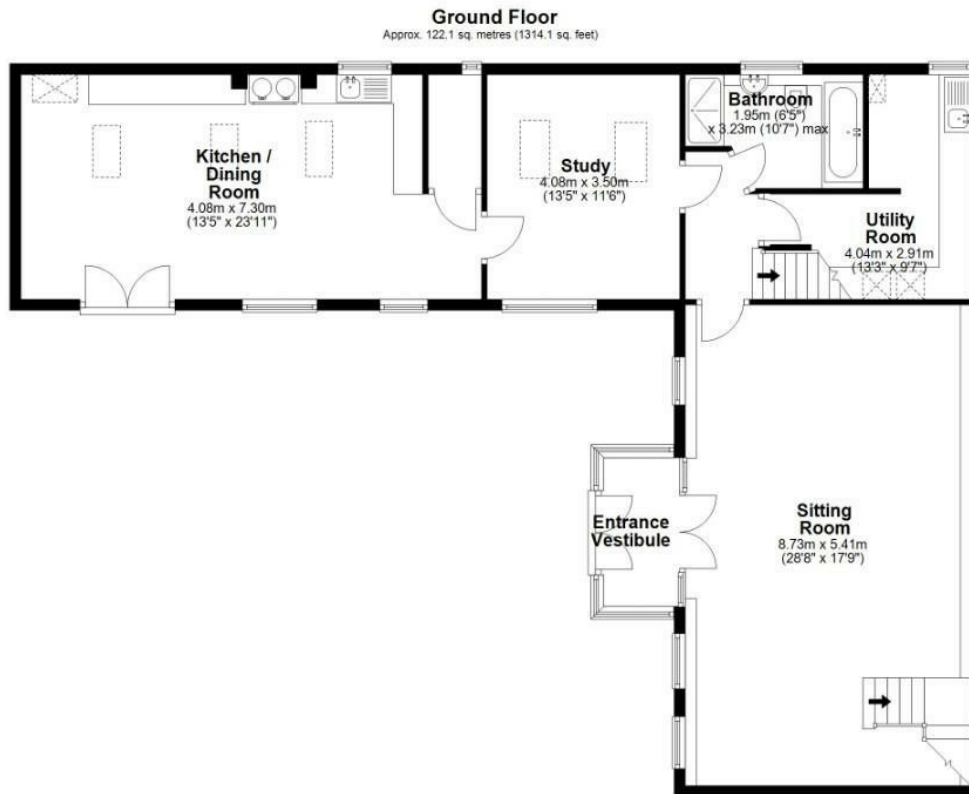
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Main area: Approx. 190.0 sq. metres (2045.1 sq. feet)
Plus studio: approx. 46.8 sq. metres (503.3 sq. feet)
Plus car port: approx. 14.5 sq. metres (155.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



