



Bradfield Barn,
Gannock Green, Sandon, Hertfordshire, SG9 0RH

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A fabulous barn conversion, full of character with extensive accommodation of over 3,000 sq' in a picturesque semi rural setting yet so close to Royston, Ashwell and Baldock stations. Overlooking countryside this is a fine country home that beautifully blends original character with contemporary features.



STEP INSIDE

Bradfield Barn

Set in a stunning rural location yet being within ten minutes drive of Royston's mainline railway station serving King Cross, this impressive and extremely stylish Grade II Listed barn conversion offers accommodation of great charm and character with an abundance of exposed beams, exposed brickwork and vaulted ceilings. The property is set within its own secluded private gardens with driveway and ample parking.

The property has been converted in an imaginative way utilising the building to its full potential with the ground floor being mainly open plan incorporating a vast living space extending to approximately 63'6 x 22'6 widening in parts to 35'0 which also incorporates the reception hall which is vaulted ceiling to the apex of the roof and includes a galleried landing. This area, whilst open plan still has clearly defined and cosy areas with a sitting room with inglenook fireplace and wood burning stove, a dining room, a separate family area and a most stylish kitchen/family room with utility room off. There is also a Study/Snug and downstairs cloakroom. To the first floor there is a long galleried landing off which are the four generous bedrooms, two of which have an en suites, and a separate family bathroom. The principal bedroom of these enjoys an en suite bathroom and the present owners have the fourth bedroom as a large dressing room as it presently adjoins this main bedroom. It can easily be separated as a fourth bedroom again if one desired.









STEP OUTSIDE

Bradfield Barn

At the front the Barns are set behind a large green that that separates them from the country lane. The green is common ground but to the very front of the property there is a private decked area from which one can sit and enjoy a drink and take in the views across beautiful rolling countryside.

To the rear of Bradfield Barn one finds a delightful and secluded garden that has been cleverly landscaped and is laid to lawn with a variety of mature shrubs bushes and trees. A large patio provides the perfect spot to entertain.

Approached at the rear by a shingle driveway that provides parking for several vehicles and a turning area.

General Information

Local Authority: North Herts DC.

Council Tax Band: G

Services: Mains Water & Electricity. Central heating is oil fired.
Private drainage.

Grade II Listed by English Heritage

EPC: Exempt





LOCATION

Bradfield Barn occupies an idyllic and tranquil rural setting fronting onto a picturesque open green (common land) and enjoys breath taking views over farmland and countryside. The barn is part of a former farmstead and has the benefit of neighbours with other converted barns nearby, one of which is attached, and the original Gannock Farmhouse close by.

Ideal for those wishing to be rural, but not isolated.

Gannock Green is a picturesque rural hamlet comprising a hand full of properties and is conveniently located for those commuting to London by both road and rail. The nearby village of Sandon includes a village hall/post office, primary school and church and there is a rail station in the village of Ashwell about 4 miles away, which offers a good service to London's

Kings Cross. There are more comprehensive shopping facilities available in the nearby towns of Royston, Baldock and Buntingford. The University City of Cambridge is about 20 miles distant and offers world class educational facilities and

University, extensive shopping, restaurant, theatres and recreational choices.

BRADFIELD BARN



TOTAL FLOOR AREA: 3012 sq.ft. (279.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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