



## 13 HEYDON ROAD


Great Chishill, Royston, Cambridgeshire





## A HIGHLY INDIVIDUAL CHARACTERFUL BARN, OFFERING OUTSTANDING ACCOMMODATION AND WONDERFUL VIEWS.

Originally designed and built by the current owners from farm buildings, the property provides a versatile multi-generational home with adaptable layouts across its individual floors.

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Services: Mains electricity and water, oil central heating, private drainage

Local Authority: South Cambridgeshire District Council

Council Tax band: G

Tenure: Freehold





## LOCATION

Great Chishill offers a picturesque village lifestyle at the southernmost tip of Cambridgeshire. The village features charming houses, a historic mill from 1592, and the Pheasant public house, the highest pub in Cambridgeshire.

Positioned between Barley and Chrishall, it is 4 miles east of Royston which provides additional facilities such as a mainline train station with regular and quick services to Cambridge and London Kings Cross, as well as well-regarded schools and a leisure centre.

Excellent road links via the A10/A505 to the A1(M) and M11 make commuting straightforward.

All times and distances are approximate.



## THE PROPERTY

The main living areas feature an open-plan design with vaulted ceilings, incorporating colourful exposed studwork and beams that create a Scandinavian ambience. The imposing living room boasts an exposed chimney breast and a mezzanine above, adding extra space. The dining room and kitchen breakfast room are connected by picture windows, allowing ample natural light to flood the interiors.

On the second floor, the principal bedroom suite provides a comfortable retreat, while a study currently serves as an eye-catching workspace. Two additional bedrooms are accessible via a second staircase, ideal for family members or guests.





## OUTSIDE

The property includes off-road parking and a double garage. A flagstone pathway along the front of the house leads to the entrance and outdoor patio, which is set over a descending well-manicured lawn adorned with bush and flower borders. Additionally, there is a detached hobby barn or office with full light and power, offering flexible space for various uses. The outdoor space is perfect for gatherings and enjoying the beautifully maintained gardens.



Approximate Gross Internal Area  
Main House = 309.7 sq m / 3,333.4 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

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