

Mulberry Barns

Arkesden, Saffron Walden



Situated in the picturesque village of Arkesden, these five exclusive new build barn conversions offer the epitome of luxury living in a rural setting, with delightful views of the surrounding countryside.



Situation

(Distances and times are approximate)

Tucked away in the picturesque and sought-after village of Arkesden, this development enjoys the best of English countryside charm—yet remains conveniently connected.



Arkesden: Delightful village setting with a church, village hall, playing fields, and the highly regarded Axe & Compass pub



Clavering (2 miles): Village shop, pubs, and primary school



Saffron Walden (7 miles): Historic market town with excellent shopping, educational and recreational facilities



Cambridge: A cultural and academic hub to the north



Audley End Station (3 miles): Regular trains to London Liverpool Street and Cambridge, as well as hourly connections to Stansted Airport and Birmingham New Street.



The Combination Barn – A Distinctive Countryside Retreat

Two Exceptional Homes | Bespoke Design | Contemporary Elegance

5 bedrooms | 4 bathrooms | 3 reception rooms | Study

Thoughtfully transformed from a single agricultural building into two stunning residences, The Combination Barn offers contemporary luxury. Meticulously designed, each home features bespoke interiors, high-end finishes, and exceptional attention to detail.

From the moment you step into the impressive galleried entrance hall, you're welcomed by an atmosphere of space and sophistication. The double-height glazing floods the interior with natural light, while a striking staircase leads to the first floor.

At the heart of the property lies the magnificent kitchen/living room with a vaulted ceiling, a superb space tailored for modern living and entertaining, featuring:

- A comprehensive range of bespoke storage cupboards
- A large central island with a breakfast bar
- Luxurious quartz worktops
- Premium Neff appliances, including single and combination ovens, warming drawer, integrated induction hob with downdraft extraction, full-height fridge and freezer, and integrated dishwasher
- A generous utility room for additional storage and appliance space

The kitchen flows seamlessly into the stylish sitting area, cleverly divided by a sleek black aluminium and glass room divider with double doors—creating flexible zones while preserving the open-plan ambience.

The hallway leads to further accommodation: a primary bedroom with its luxurious en suite with a freestanding bath, a second double bedroom with access to a separate shower room, a snug/family room, and a study.



Upstairs, the galleried central landing overlooks the living space below, leading to a stunning principal suite featuring a dressing room, en suite shower room, and expansive picture window with countryside views. A family shower room services two further bedrooms.

Every element of this development is crafted with comfort, efficiency, and sustainability in mind:

- Air source heating
- High-performance insulation
- Velfac double-glazed windows
- Oak-finished internal doors

Each property benefits from private outdoor space and parking for residents and visitors alike. Designed to harmonise with its natural surroundings, The Combination Barn isn't just a home—it's a statement of quality, design, and timeless rural living.

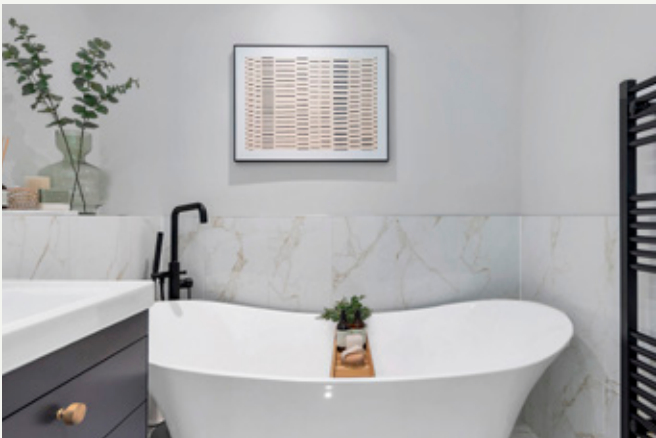
Property Information

Services: Mains electricity and water. Private drainage. Air source heating.

Tenure: Freehold

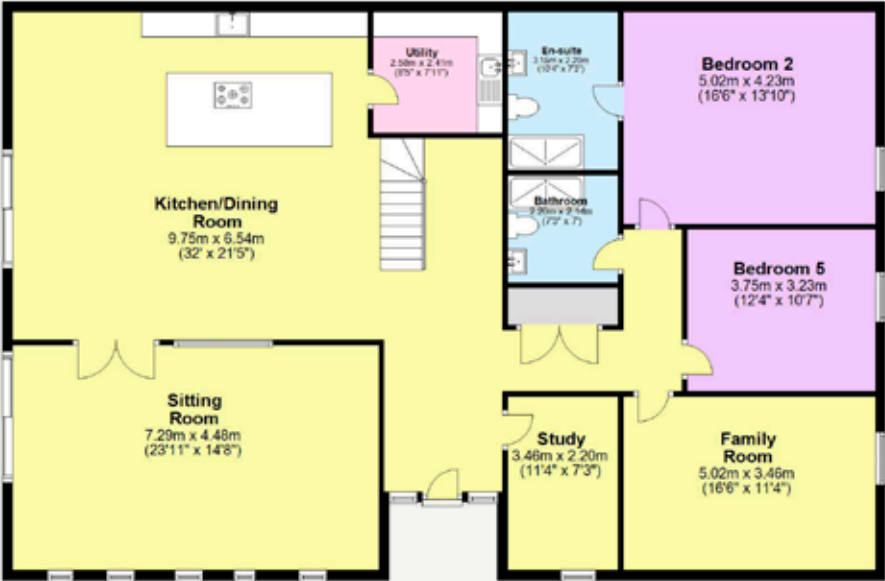
Local Authority: Uttlesford

Council Tax Bands: TBC

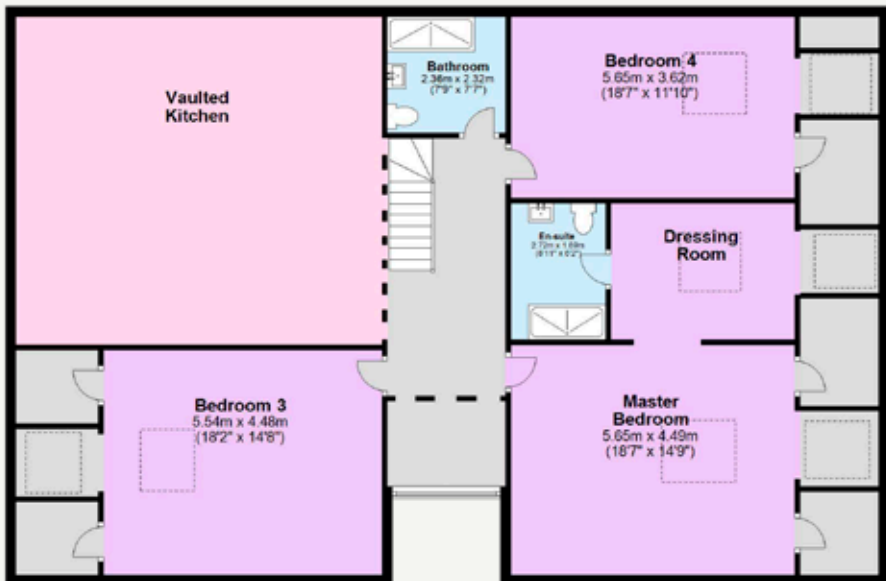


1 COMBINATION BARN FLOORPLAN

Approximate Gross Internal Floor Area
Total Area: 372.7 sq m / 4,012 sq ft



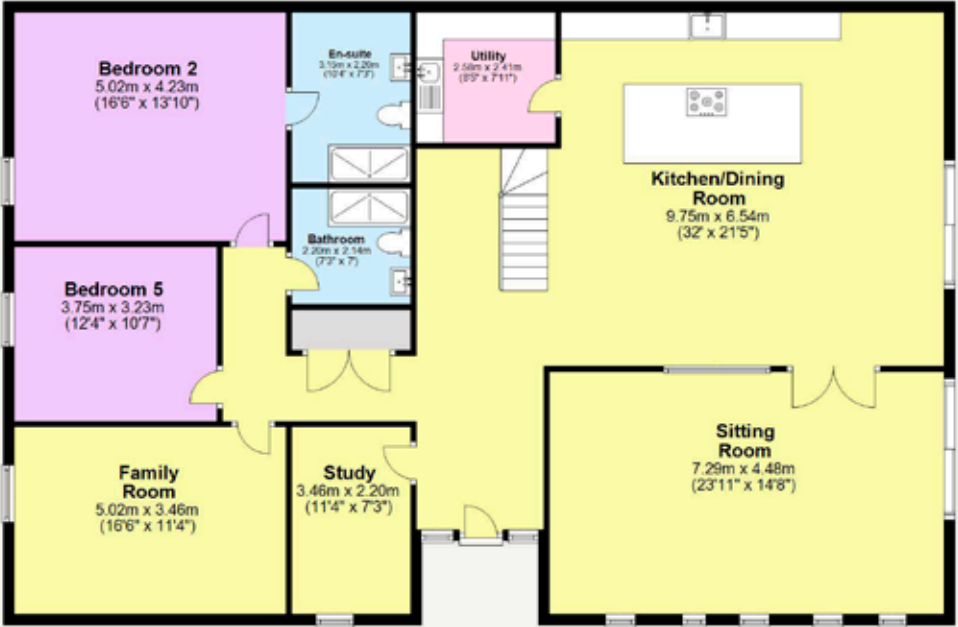
Ground Floor



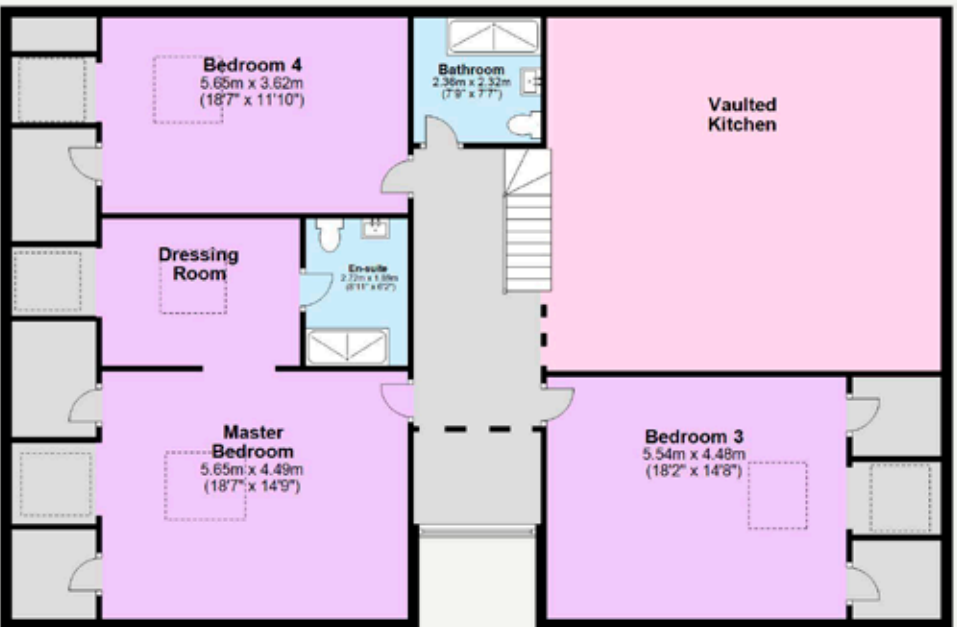
Frist Floor

2 COMBINATION BARN FLOORPLAN

Approximate Gross Internal Floor Area
Total Area: 372.7 sq m / 4,012 sq ft



Ground Floor



Frist Floor



The Byre

Three Exceptional Homes | Single-Storey | Bespoke Design

2 bedrooms | 2 bathrooms | Open plan kitchen/dining living area

Services: Mains electricity, water. Private drainage.
Air source heating.

These beautifully appointed homes have been cleverly crafted with a layout designed to maximise space, light, and flow. Nestled alongside two larger barn conversions, The Byre delivers an intimate and relaxed lifestyle with picturesque outlooks in every direction.

- Single-storey living with vaulted ceilings and open-plan design
- Expansive windows and glazed double doors that invite an abundance of natural light and open out to the private garden area
- A central island with breakfast bar, ideal for informal meals and entertaining
- Elegant quartz worktops and a generous range of bespoke cabinetry
- Neff appliances, including single and combination ovens, an induction hob, a full-height fridge-freezer, and integrated dishwasher

Each home features two well-proportioned bedrooms, designed with comfort and practicality. The layout offers flexibility for couples, downsizers, or those looking for a stylish country retreat with space for guests or working from home.



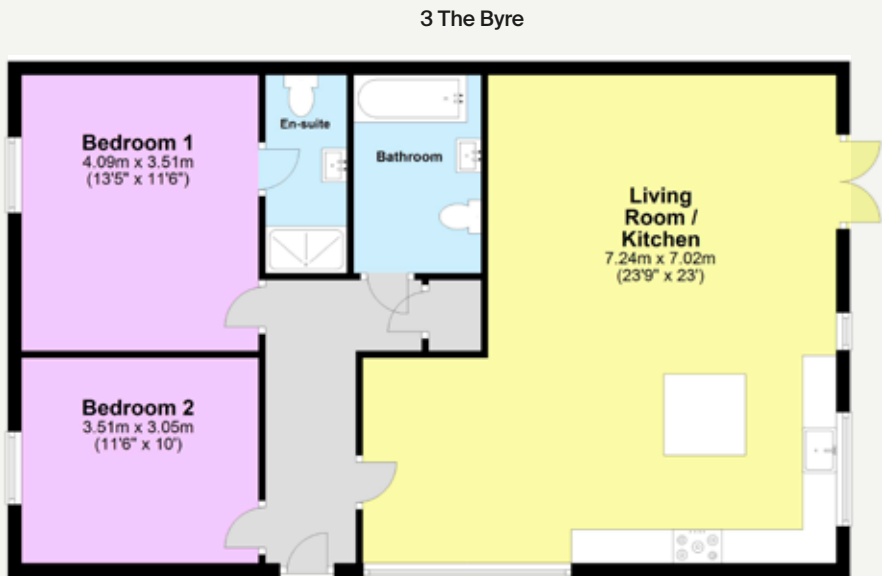
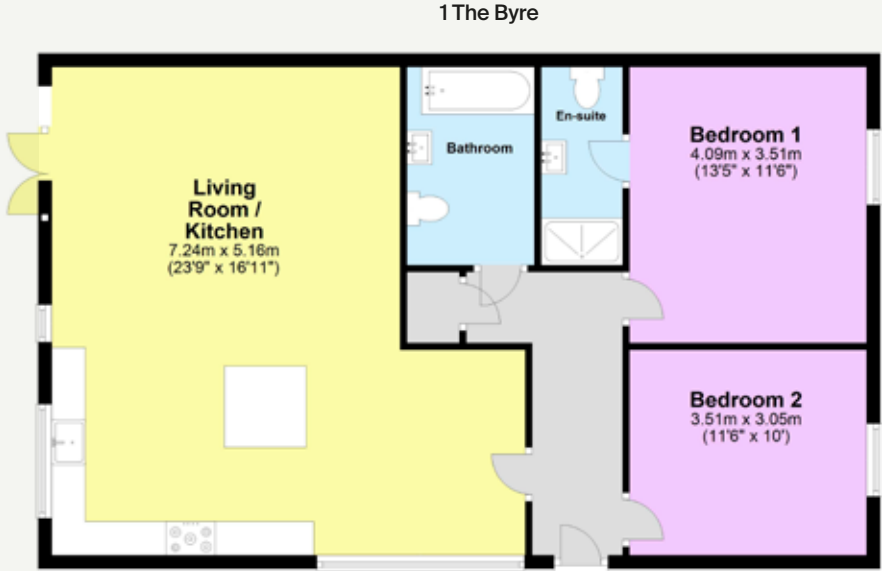
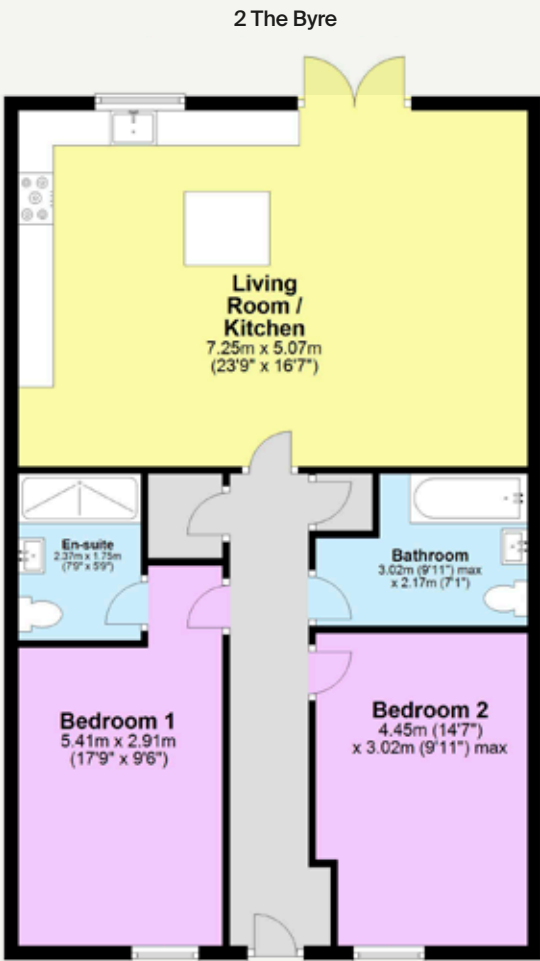


Approximate Gross Internal Floor Area

1 The Byre: 87.4 sq m / 940.8 sq ft

2 The Byre: 86.2 sq m / 927.4 sq ft

3 The Byre: 87.4 sq m / 940.8 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





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