



Whippetree Barn, Bourn, Cambridge  
CB23 2TY



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# Whippletree Barn

Bourn | CB23 2TY

OIEO £900,000

- Beautiful, detached barn conversion
- Four double bedrooms
- Double height ceiling
- Versatile living space
- Spanning 2,330 sq.ft.
- No onward chain
- Studio/gym/office space
- Desirable location close to Cambridge

## The Property

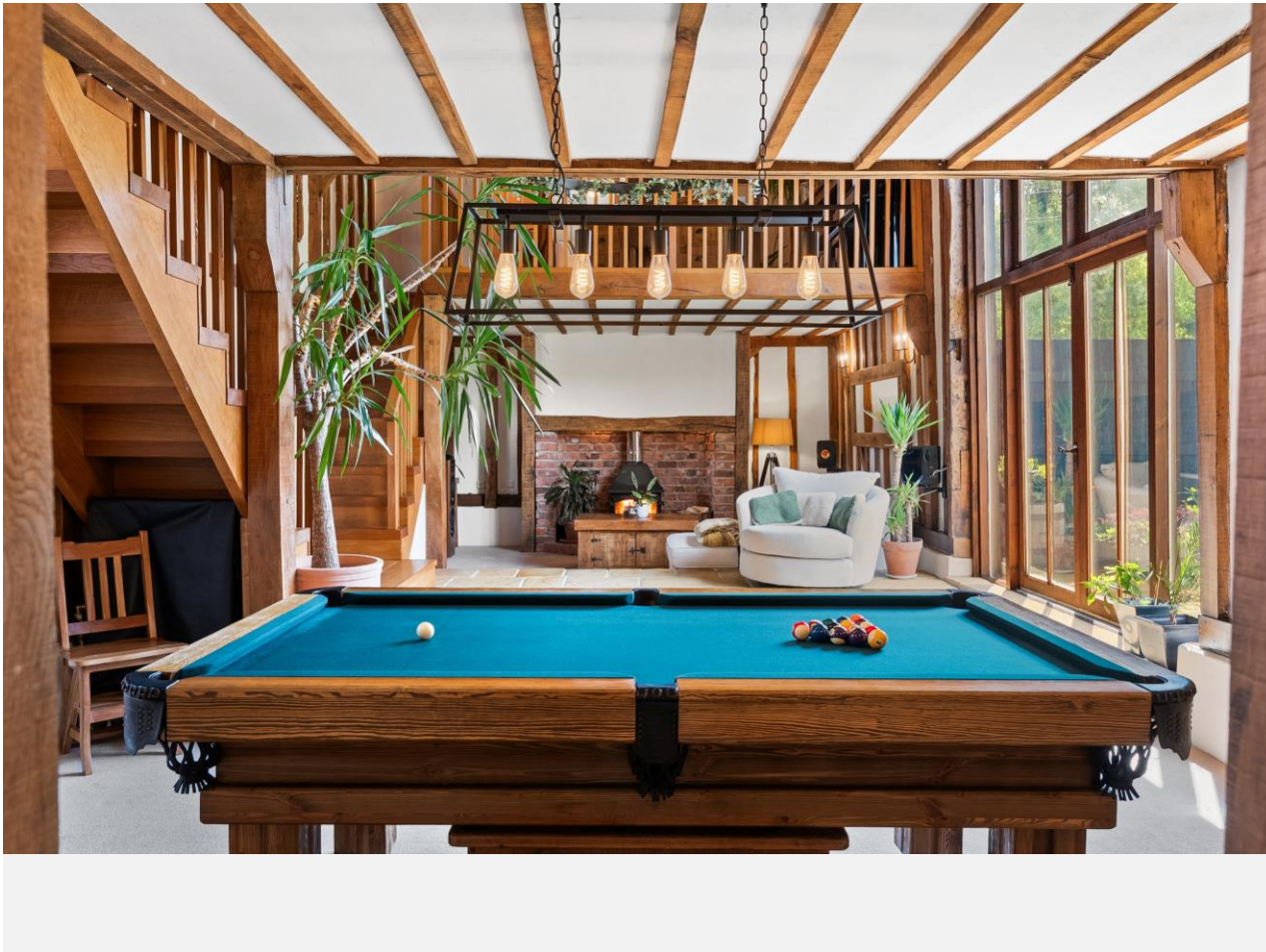
Whippletree Barn is a beautifully converted 250-year-old property on the edge of the desirable village of Bourn, offering an exceptional blend of original charm and modern design. Full of character with exposed oak and elm beams, vaulted ceilings, and stylish interiors, this home delivers both warmth and sophistication.

## The Accommodation

The impressive double-height entrance hall, with floor-to-ceiling glazing, creates a bright, welcoming focal point. From here, you step into a sunken sitting room with an inglenook fireplace and wood-burning stove—perfect for cosy evenings. Adjacent is a versatile games area, leading through to the open-plan kitchen, dining, and snug space, ideal for modern family living. The kitchen features handmade solid oak units, wooden worktops, and a comfortable breakfast area, all underpinned by authentic flagstone flooring and zoned underfloor heating.

Upstairs, a distinctive two-part layout offers great flexibility. A striking galleried landing functions as a study or guest bedroom with an en-suite cloakroom. A second staircase leads to the main bedroom wing, including a vaulted principal suite with en-suite shower room, family bathroom, two further double bedrooms, and a clever mezzanine space ideal as a playroom or for storage—perfect for adaptable family needs. All bathrooms have been recently updated to a high standard, including a sleek wet room with folding screen doors and smart toilets featuring integrated bidet functions. The property also benefits from a Hive-zoned smart heating system upstairs, a recently installed high-efficiency boiler with a 20-year warranty, electric underfloor heating in the bathrooms, and full double glazing. A separate gym/storeroom with external access provides further flexibility for home fitness, hobbies, or work-from-home use. A separate gym/storeroom with external access provides further flexibility for home fitness, hobbies, or work-from-home





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### Outside

Outside, the home sits within a private, enclosed garden with gravel driveway parking, a wisteria-covered pergola, sandstone paving, a decked dining area, and ambient lighting. A garden store adds practical storage.

Bourn is a thriving village just nine miles from Cambridge, offering a strong community feel and excellent local amenities, including award-winning dining, a café-bakery, butcher, shop/post office, and the Paus Wellness Retreat. Families benefit from Bourn Primary and Ofsted “Outstanding” Comberton Village College. Nearby, the prestigious Cambridge Country Club features luxury spa and fitness facilities, swimming pools, fine dining, and an 18-hole championship golf course.

With easy access to major roads and direct trains to London from Royston in under 40 minutes, it's an ideal spot for commuters.

**Tenure** –Freehold

**Property Type** –Detached

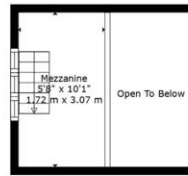
**Local Authority** –South Cambridgeshire County Council

**Council Tax** - F





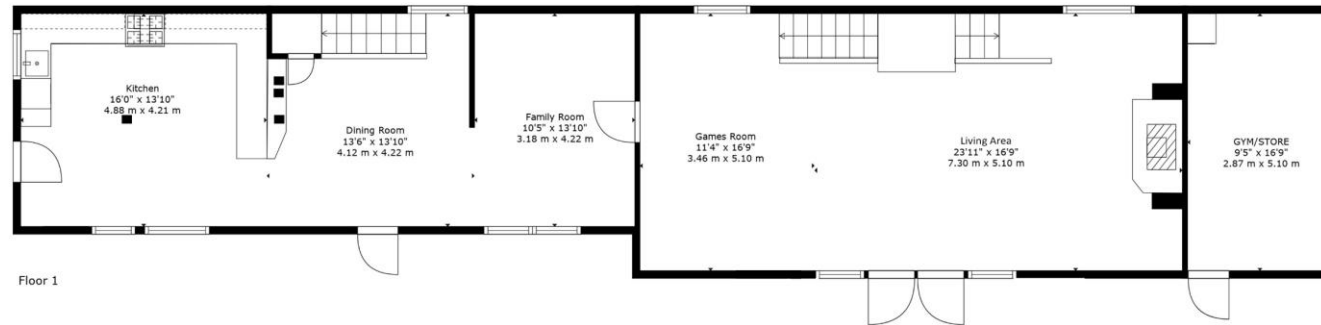




Floor 3



Floor 2



Floor 1



**TOTAL: 2330 sq. ft, 216 m<sup>2</sup>**  
 FLOOR 1: 1313 sq. ft, 122 m<sup>2</sup>, FLOOR 2: 971 sq. ft, 90 m<sup>2</sup>, FLOOR 3: 46 sq. ft, 4 m<sup>2</sup>  
 EXCLUDED AREAS: OPEN TO BELOW: 233 sq. ft, 22 m<sup>2</sup>, LOW CEILING: 14 sq. ft, 1 m<sup>2</sup>



Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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