



- Grade II Listed Three Bedroom Detached Barn Conversion
- Planning Permission Granted for Additional Living Space (Annexe)
- Double Garage & Barn/Workshop ● Ample Vehicle Parking ● Approx. 2.25 Acres In All
 - Potential for Equestrian/Smallholding Use
- In a Semi-Rural Position on the Outskirts of the Town ● No Upward Chain

REF AR7985

GENERAL AND SITUATION

Approximate Distances:

March 2 miles • Chatteris 7 miles • Peterborough 20 miles • Cambridge 31 miles
Easy Access A16/A47/A15/A1

A Grade II listed, detached three bedroom barn conversion with barn, workshop and double garage, set in approx. 2.25 acres, with potential for equestrian or smallholding use, in a semi-rural, edge of town location.

Offered for sale with no upward chain Owl Barn Lodge is a comfortable family home with a useful range of outbuildings and has scope for further development, with planning permission granted for extra accommodation in the form of an annexe.

The property is situated on the outskirts of the town of March which has a range of amenities including shops, supermarkets, butchers and a popular twice weekly market. Nearby Chatteris offers a wider range of facilities, as do the cities of Peterborough and Cambridge. There is excellent access to the major roads network.

THE RESIDENCE

A Grade II detached barn conversion benefitting from double-glazing and both mains gas and air source heat pump central heating. There is underfloor heating to both floors. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Front Entrance** leads into an **Entrance Hallway** which has stairs leading off to the **First Floor** and useful understairs storage. A door leads off to the spacious open-plan **Dining Room/Lounge**, which is the heart of the home, perfect for family gatherings and entertaining. There are exposed ceiling beams, a full-length front window and sliding glazed doors through to a **Sunroom** with full length windows, a high apex ceiling, tiled flooring and double doors out to the **Garden**.

Off the **Dining Area** is a **Kitchen** which is fitted with a range of solid reclaimed pine built-in units with marble worksurfaces, integral electric hob with extractor, Stoves electric oven and grill, space for a tall fridge freezer, double bowl sink, plumbing for a dishwasher, tiled flooring and external door to the rear.

Also accessed off the **Dining Room** is a **Utility Room** with plumbing for washing machine, space for a tumble dryer, 2½ bowl sink with mixer tap, tiled flooring and a range of fitted units. A door leads off to the **Barn/Workshop** and a further door leads to a tiled **Cloakroom** with WC and wash hand basin.

To the **First Floor** the **Landing** has fitted storage, access to the warm, boarded loft space with drop down ladder, and access to the **Three Double Bedrooms**. There are bespoke doors to all the rooms, chosen to suit the ambience of the property.

The **Main Bedroom** is a bright and airy room with four skylights, fitted wardrobes and an **Ensuite Shower Room** which is tiled and has a wash hand basin, WC, shower cubicle and skylight. Completing the **First Floor** is a **Family Bathroom** with P-shaped spa bath with electric shower over, wash hand basin, WC, fitted storage, skylight, extractor and full tiling.





Adjoining the rear of the property is a **Barn/Workshop** which has a roller shutter door to the front, power and light, gas boiler and has previously been utilised for classic car storage and restoration. To the far end are a number of further rooms including an **Orangery, Gym, Stores** and **Office**, which offer a versatile space with potential for a variety of uses.

This area has been granted **Planning Permission** for conversion to a **Three Room Annexe** with **Bathroom**, adding huge potential for purchasers to develop the property further, if desired.

An **Adjoining Garage** has an electric up and over door at either end, with space for two large cars and four motorbikes.



OUTSIDE & LAND

A tarmac driveway leads from the road to the front of the property, around to the left-hand side giving access to the **Garage** and ample parking space on a concrete hard-standing which is topped with gravel.

The property sits on a 2.25 acre plot offering potential for a variety of different uses including equestrian and smallholding use.

The land surrounds the house to the other three sides and is a blank canvas for transformation into an extended **Garden** or **Paddock Land**.



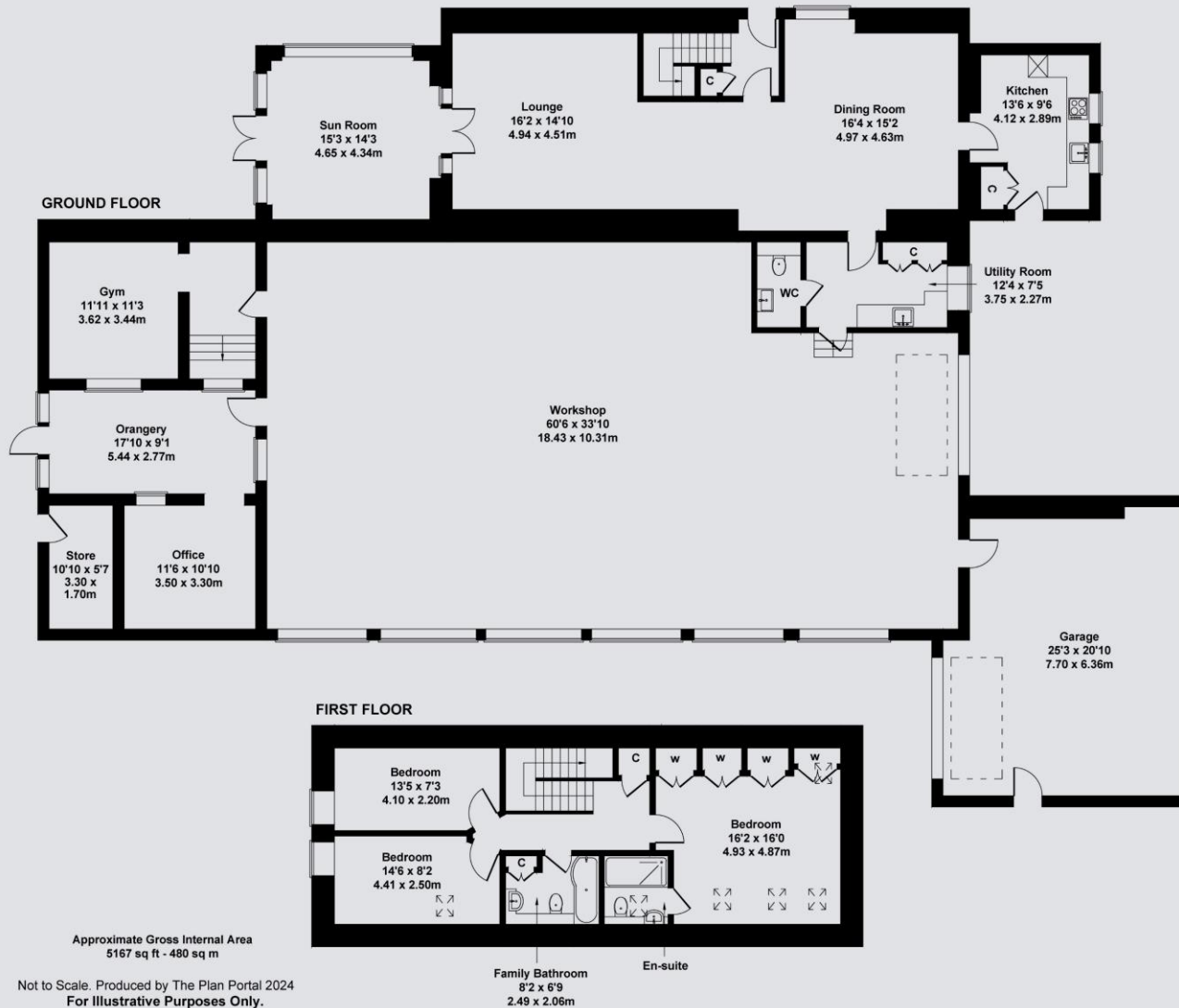
IN ALL APPROX. 2.25 ACRES
(About 0.9 Hectare)

RURAL SCENE

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01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk





VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

FENLAND DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS GAS, MAINS DRAINAGE, MAINS GAS & AIR SOURCE HEAT PUMP FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING C COUNCIL TAX C

DIRECTIONS

From March head west and take a right-hand turn onto Robingoodfellow's Lane, remain on this road then turn left onto Darthill Road, then left again onto Dartford Road (B1099) Take a right turn onto Broad Street cross straight over the first roundabout, then turn right onto Job's Lane. Continue onto St Wendreda's Drive, then continue onto Knights End Road, where the property will be found on the right-hand side. There is no For Sale board.

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Rural Scene have visited OWL BARN LODGE but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.