



High Street, Barkway, Royston, SG8 8EA

welcome to

High Street, Barkway, Royston

A very spacious character family home with the benefit of spacious one bedroom adjoining annexe, secluded garden and a large detached barn to the end of the garden. Ideal for those wanting varied and flexible accommodation.



Covered Entrance Door To Entrance Hall

17' 2" x 9' 6" (5.23m x 2.90m)

Spacious entrance hall with turning staircase to first floor, double radiator, door to cellar and secondary glazed sash window to front

Cellar

Large cellar accessed by steps from Entrance Hall, incoming electricity (plus 3-phase), gas and water.

Cloakroom

Suite comprising low flush WC, wash hand basin, double radiator, twin windows to rear and understairs gas boiler enclosure.

Lounge

15' 4" x 14' 7" (4.67m x 4.45m)

Feature fireplace with wood burner. Single and double radiators. French doors and windows to conservatory. Lounge area opens onto library.

Library

15' 8" max x 14' 6" max (4.78m max x 4.42m max)

Double radiator. Secondary glazed sash window to front.

Dining Room

14' 8" x 10' 2" (4.47m x 3.10m)

Feature fireplace. Double radiator. Window to side.

Conservatory

15' 6" x 11' 6" (4.72m x 3.51m)

Double radiators. Double glazed windows. Glazed double doors to patio and garden.

Kitchen/Breakfast Room

14' 10" x 12' 5" (4.52m x 3.78m)

Comprising twin bowl sink with mixer taps and work surface surround, range of base and wall units, space and plumbing for dishwasher, twin double glazed window to side, part sloping ceiling and exposed beams, double radiator.

Rear Lobby

Single radiator, wall mounted gas boiler, door to rear annexe. External door to rear garden.

Staircase To Landing

Double radiator. Secondary window to rear. Doors off to bedrooms One and Two, and bathroom. Stairs to second floor.

Bedroom One

16' 1" x 12' 3" (4.90m x 3.73m)

Lovely dual aspect room with secondary glazed sash windows to front and window to rear, feature fireplace, built in oak wardrobes, double radiator and access to rear roof space.

Bedroom Two

16' 6" x 9' 1" (5.03m x 2.77m)

Dual aspect with secondary glazed sash window to front and window to rear. Double radiators.

Bathroom

Suite comprising shower cubicle, bath with heritage shower attachment over, low flush WC, wash hand basin set into vanity unit, bidet, double radiator, secondary glazed sash windows to front.

Second Floor Landing

Doors opening on to Bedrooms Three and Four, and Shower Room, double radiator, secondary glazed window to front. Wood panelling at top of stairs.

Bedroom Three

14' 3" x 11' into eaves (4.34m x 3.35m into eaves)

Built in cupboard. Exposed timbers. Sloping ceiling. Secondary glazed window to front. Double radiator. Chimney breast.

Bedroom Four

11' 5" x 9' 8" plus door recess (3.48m x 2.95m plus door recess)

Double radiator. Exposed timbers. Sloping ceiling. Secondary window to front. Fireplace.

Shower Room

Suite comprising electric shower, low flush WC, wash hand basin, double radiator, exposed timbers and sloping ceiling.

Annexe:

The annexe is accessed from the rear lobby via the kitchen or via an external door from the garden.

Bedroom

13' 11" x 11' 6" (4.24m x 3.51m)

Double radiator. Window to side.

Lounge/Diner

20' 3" x 13' 7" (6.17m x 4.14m)

Double radiators. Twin windows to side. Glazed double doors to patio.

Kitchen/Utility Room

7' 10" x 7' (2.39m x 2.13m)

Comprising stainless steel sink unit, double radiator, base and wall units.

Bathroom

Suite comprising shower cubicle, wood panelled walls, low flush WC, wash hand basin, radiator and window to side.

Outside

Rear

To the rear of the property is a large secluded rear garden predominantly laid to lawn with generous parking and access to double garage.

At the end of the garden there is a large detached barn with accommodation including 2 rooms to the ground floor measuring 17"10 x 14"10 each. There is also a separate WC, shower and sauna room. Gas fired heaters and separate utilities. In addition this also benefits from a large minstrel gallery landing together with access to twin storage areas.

Travel Distances From Property

The property is conveniently situated within easy access of a number of different useful locations- details of which can be found below:

By Car:

-The property is located 4.2 miles from Royston & the A10, around 10 miles from the M11 motorway, 17 miles from the city of Cambridge, 25 miles from the M25 motorway, and 30 miles from the North Circular Road.

By Train:

-The nearby town of Royston located 4.2 miles benefits from a mainline Railway Station with fast and regular services to London King's Cross/St Pancras and Cambridge.

-Located 10 miles away from the property is Audley End Railway Station, providing fast and regular services to London Liverpool Street and Cambridge.



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welcome to

High Street, Barkway Royston

- Spacious 4 bedroom Grade II listed character home in highly sought-after village location.
- 2 large reception rooms to the main dwelling.
- Kitchen/breakfast room and separate dining room.
- Large adjoining annexe.
- Good sized secluded rear garden.

Tenure: Freehold EPC Rating: Exempt

£1,100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109984 - 0010

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