



Dashwoods Barn, Church Lane, Barkway, SG8 8EJ

welcome to

Dashwoods Barn, Church Lane, Barkway

An opportunity to purchase this lovely detached barn conversion comprising 2 bedrooms with en-suite to master, lovely dual aspect lounge, kitchen/diner, ground floor shower room, and gated access leading to large gravel driveway and enclosed garden. Viewing of this property is highly recommended.



Door To Lounge

22' x 14' 5" (6.71m x 4.39m)

Lovely dual aspect room with feature free standing wood burning stove with hearth, two skylight windows, exposed woods and upstands, vaulted ceiling to one end, windows to side, stone tiled floor, wall lighting, stairs off to first floor landing.

Kitchen/Diner

19' max x 10' 3" max (5.79m max x 3.12m max)

Spacious kitchen/diner comprising Belling Range unit with double oven/grill with extractor hood over, generous range of base and wall units, butler sink unit with mixer taps and work surface surrounds, part tiled walls, quarry tiled flooring, exposed beams, radiator, recess lighting, windows to front, door to side, built in cupboard, integrated dishwasher, fridge, freezer and washing machine, cupboard housing gas boiler. Door to:

Utility Room

Space for automatic washing machine.

Ground Floor Shower Room

8' 10" x 5' 5" (2.69m x 1.65m)

Suite comprising large fully tiled shower cubicle, concealed cistern WC, wash hand basin set into vanity unit with cupboards below and to the side, heated towel radiator, floor tiling, recess lighting, exposed beams.

Staircase From Lounge

Skylight window. Exposed beams. Staircase splits into 2 both leading to a separate bedroom.

Bedroom 1

14' 11" max x 9' 11" max (4.55m max x 3.02m max)

Into eaves plus depths of wardrobes to one wall. Fitted wardrobes and eaves storage. Radiator. Vaulted ceiling. Skylight windows. Door to en-suite. Built in cupboard on landing outside the bedroom.

En-Suite

Suite comprising low flush WC, wash hand basin set into vanity unit.

Bedroom 2

14' 2" narrowing to 7' 2" x 11' 3" (4.32m narrowing to 2.18m x 3.43m)

Vaulted ceiling. Skylight window. Double glazed window to front. Exposed beams.

Outside

There are gardens extending to front and side of the property. Gravel driveway with generous parking. Wooden storage shed.

Agents Note

There is vehicular access through the garden to number 76 High Street.



view this property online williamhbrown.co.uk/Property/RYN110154



welcome to

Dashwoods Barn, Church Lane, Barkway Royston

- Extremely well-presented detached barn conversion.
- Highly sought-after location.
- 2 bedrooms with en-suite to master.
- Lovely dual aspect lounge.
- Spacious kitchen/diner.

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RYN110154](https://www.williamhbrown.co.uk/Property/RYN110154)



Property Ref:
RYN110154 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)