



3 Barnfield

Hemingford Abbots, Cambs. PE28 9AX

elliswinters & co

Exclusive & New Homes

Welcome to

3 Barnfield

Accommodation Summary

A rare opportunity to acquire a fully renovated Grade II listed barn conversion dating back to the late 18th Century. Located in the highly desirable village of Hemingford Abbots in a quiet position set back from Common Lane, this attractive home offers approx. 1625 sq-ft internal space plus a double garage.

The attention to detail throughout this home is evident with exposed beams and brickwork, the accent finishes of door handles and light fittings, to the modern wood-burning stove.

The accommodation, in brief, comprises an entrance hall, a refitted utility/cloakroom, a dining room, a sitting room, and a refitted kitchen/breakfast room. The kitchen features integrated appliances including a dishwasher, fridge/freezer, a double oven, and an induction hob with an integrated suction extractor. There are four double bedrooms, three with fitted wardrobes, and a refitted bathroom.

The property also benefits from off-road parking and a beautiful south-facing garden. A viewing is highly recommended to fully appreciate the position and quality of this unique home.

Ground Floor

Entrance Hall

Sitting Room

6.26m (20'7") x 4.26m (14')

Dining Room

4.28m (14') x 3.81m (12'6")

Refitted Kitchen/Breakfast Room

4.22m (13'10") x 3.61m (11'10") max

Refitted Utility/Cloakroom

First Floor

Landing

Bedroom 1

4.47m (14'8") x 3.43m (11'3")

Bedroom 2

4.37m (14'4") max x 3.68m (12'1") max

Bedroom 3

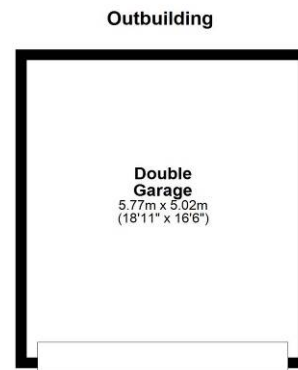
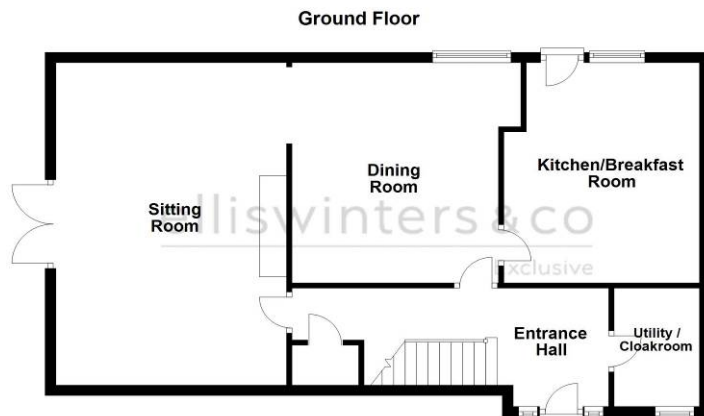
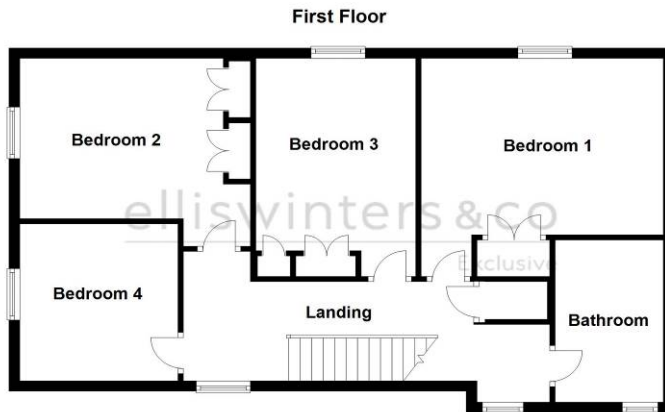
4.24m (13'11") max x 2.95m (9'8")

Bedroom 4

2.96m (9'9") x 2.92m (9'7")

Refitted Bathroom





Outside

The front of the property has been landscaped and planted with a variety of mature flowers, shrubs, and bushes. Gated side access from both the front and rear of the property leads to the south-facing side garden which acts as the main enclosed garden for the property. This garden is mainly laid to lawn and planted with a variety of mature flowers, shrubs, bushes, and trees. The garden also benefits from a patio seating area, a decked seating area, and a garden shed. The area to the rear of the property is also laid to lawn and planted with flowers, shrubs, and bushes and has an outside tap. This rear garden area is open to the off-road parking for the property and the double garage. The double garage benefits from a refitted electric door, and has power and lighting connected.

Further Information

Tenure: Freehold

Council Tax Band: E

EPC Rating: N/A as Grade II listed



Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.



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