



1 The Aisled Barn

Hilton, Cambs. PE28 9NA

elliswinters & co

Exclusive & New Homes

Welcome to

1 The Aisled Barn

Accommodation Summary

Ellis Winters Exclusive is delighted to offer, this stunning, Grade II Listed, end-terrace, Barn Conversion, in a sought-after village location. This superb home is positioned within a secluded, private road, just off The Green in Hilton.

The property was built/converted in 1997, with the original beams and features dating back to circa 1800's. This accommodation on offer is both versatile and well-proportioned in size, measuring approx. 1,767 SQFT. This home boasts features such as a galleried, first-floor living room, a large dining room overlooking the rear garden, a ground-floor bedroom with an en-suite shower room and walk-in wardrobe, three further bedrooms, a study, a modern kitchen, a utility room, a bathroom, and a cloakroom.

Outside, to the front, there is a double carport with power and light connected, parking for two vehicles, a shed, and planted borders. To the rear, is a substantial, enclosed, south-facing rear garden. The rear garden offers, a paved patio seating area, mainly laid to lawn, with a variety of planted borders, trees, fruit trees, and shrubs.

Ground Floor

Entrance Hall

Cloakroom

Utility Room

2.01m (6'7") x 1.65m (5'5")

Study

3.16m (10'4") x 1.81m (5'11")

Bedroom 1

5.27m (17'3") x 2.69m (8'10")

Walk-in Wardrobe

En-suite Shower Room

Dining Room

5.27m (17'3") max x 5.26m (17'3")

Kitchen

4.87m (16') x 1.97m (6'6")

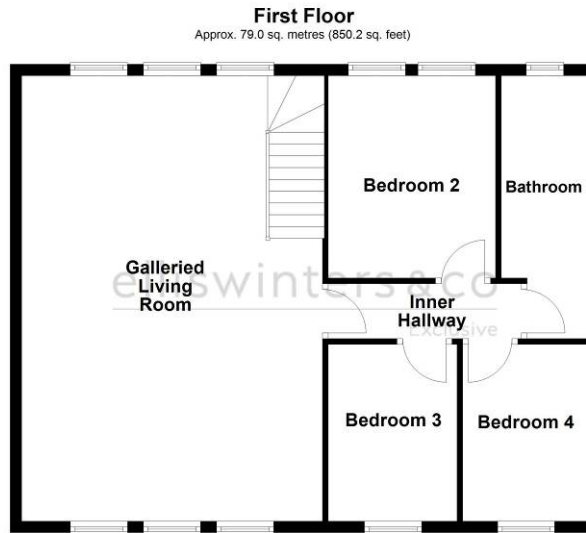
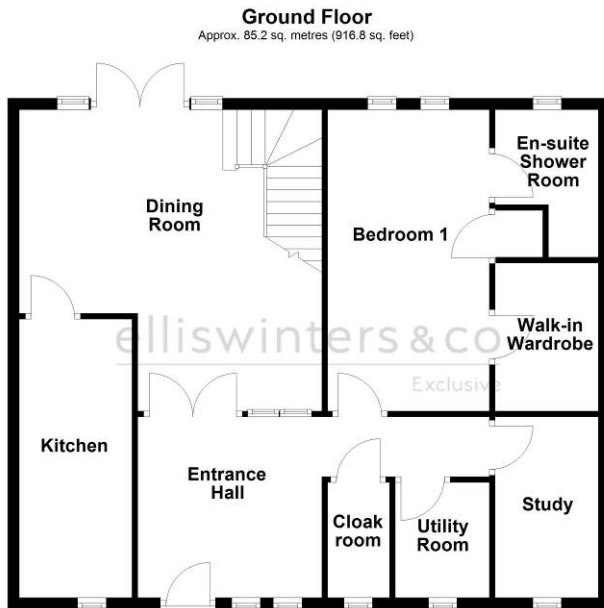
First Floor

Galleried Living Room

8.11m (26'7") x 5.26m (17'3")

Inner Hallway





Total area: approx. 164.2 sq. metres (1767.0 sq. feet)

Bedroom 2
3.54m (11'7") x 2.93m (9'7")

Bedroom 3
3.09m (10'2") x 2.25m (7'5")

Bedroom 4
3.09m (10'2") x 2.21m (7'3")

Bathroom
4.60m (15'1") max x 1.54m (5'1")

Further Information

Tenure: Freehold

Council Tax Band: F

EPC Rating: N/A, the property is 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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