



Mulberry Barn
Great Sampford, Essex

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Mulberry Barn, Great Sampford, Saffron Walden, Essex CB10 2QE

Great Sampford is a village and civil parish on the junction of the B1053 and B1051 roads in the Uttlesford district, in the north-west of the English County of Essex. The population of the civil parish at the 2011 Census was 586. The village includes a primary school, two places of worship and one public house. It is located three miles to the north-east of the town of Thaxted and eight miles to the south-east of Saffron Walden.

An exceptional Six bedroom barn on the outskirts of the village, a short walk to the local pub with a large garden and luxuriously finished with a gymnasium, outdoor bar and entertaining area, children's play area and hot tub. The property can be sold fully furnished and makes a viable holiday let, rental opportunity

An exceptional barn on the outskirts of the village, a short walk to the local pub with a large garden, gymnasium and entertaining area.

Entrance into:

ENTRANCE HALL: A stunning galleried entrance hallway with picture window to the front aspect, oak staircase with glass balustrade leading to the first floor. Stone tiled flooring, exposed beams and a cosy snug area. Opening into:

DRAWING ROOM: A simply stunning space, vaulted into the roof with a range of intricate exposed beam work, brick chimney with log burning stove inset upon a stone hearth, full height windows and stone flooring. Opening into:

GAMES AREA: With French doors leading to the terrace.

DINING AREA: Situated adjacent the:

KITCHEN/BREAKFAST ROOM: Comprehensively fitted with a range of full height wall and base units under worktop with double stainless steel sink inset. Integrated appliances include full height fridge and freezer, a range of AEG ovens including two double ovens, microwave oven, warming drawer and a four ring induction hob with extractor built-in, dishwasher, bin drawers, coffee station and stunning breakfast island with breakfast bar, pantry cupboards. Tiled flooring and door leading to the:

UTILITY ROOM: With a further range of wall and base units under worktop with space and plumbing for a washing machine and tumble dryer. Stone tile flooring.

CLOAKROOM: With WC.

BEDROOM: A spacious double bedroom, partly vaulted with exposed beams and outlook to the rear. Oak flooring.

BEDROOM: Another spacious double bedroom, partly vaulted with exposed beams and outlook to the front across open countryside.

BATHROOM: Another stylishly fitted bathroom comprising freestanding roll top bath with ball and claw feet, WC, pedestal sink unit, exposed beams, partly vaulted roof. Tiled flooring.

PLANT ROOM: With underfloor heating system, boiler and hot water cylinder.

First Floor (Off Kitchen)

MASTER BEDROOM: Located off the secondary staircase off the **Dining Area** with a mezzanine snug seating area with oak flooring, exposed beams, views across the open vaulted barn. French doors open into:

A charming vaulted reception room with exposed beams, oak flooring, storage cupboards with an **En-Suite** comprising a freestanding roll-top bath with ball and claw feet, large walk-in tiled shower cubicle, vanity unit with counter top sink, WC, oak flooring and underfloor heating and extensively tiled walls.

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First Floor (Off Entrance Hall)

BATHROOM: A stunning bathroom with freestanding roll top bath with shower attachment, large walk-in double shower cubicle, vanity unit with counter-top sink, WC and extensively tiled walls and flooring. Underfloor heating.

BEDROOM: A stunning double bedroom with exposed beams, oak flooring and views over open countryside.

BEDROOM: Another spacious double bedroom with exposed beams and oak flooring.

BEDROOM/STUDY: Partly vaulted room, could be utilised as an optional study.

Outside

The property is approached via a private block paved driveway with electronically controlled gates opening providing parking for multiple vehicles. The property features extensive and prominent grounds beautifully landscaped to the front and extensively paved dining terrace with BBQ area and area of artificial lawn, children's play equipment, **Outside Bar** with electric roller shutter doors (could be re-utilised as garaging). The gardens feature expanses of traditional lawn, interspersed with mature trees with a footpath leading down to a sunken firepit. The property benefits from a **Home Gymnasium** with equipment.

SERVICES: Main water and drainage. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 72 mbps download, up to 17 mbps upload.

Phone Signal: Yes. Provider: Phone coverage is limited.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

RESTRICTIONS ON USE OR COVENANTS: TBC.

FLOOD RISK: None known.

ACCESSABILITY ADAPTIONS: None.

EPC RATING: Band TBC. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Uttlesford District Council, Council Offices, London Road, Saffron Walden CB11 4ER. 01799 510510.

COUNCIL TAX BAND: G. £3,581.60 per annum.

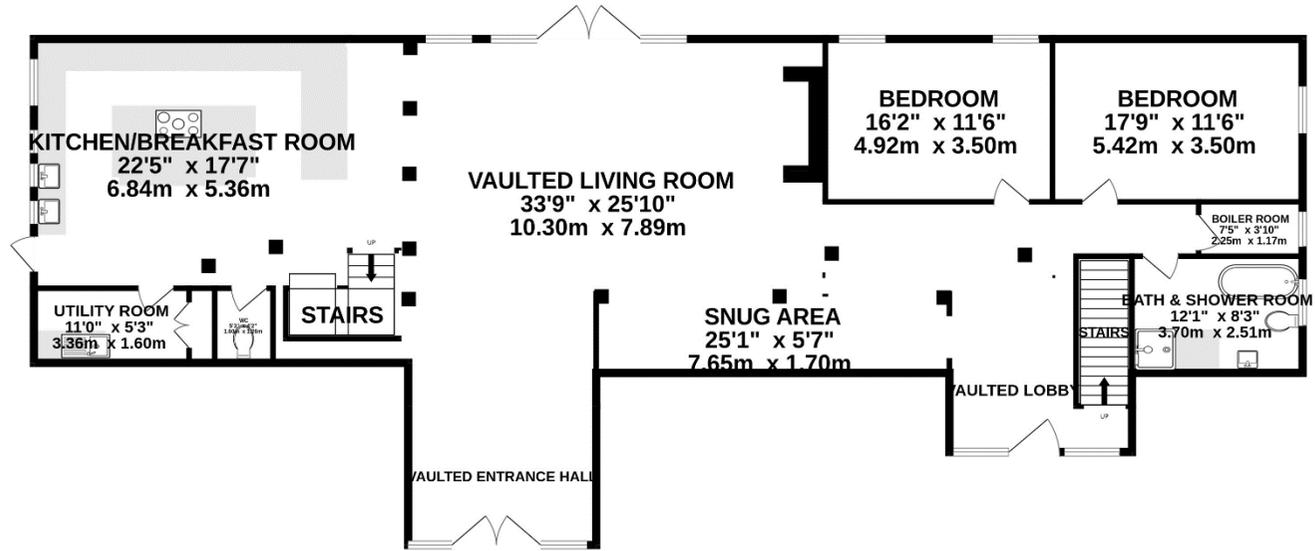
TENURE: Freehold.

CONSTRUCTION TYPE: Timber Framed.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

GROUND FLOOR
2311 sq.ft. (214.7 sq.m.) approx.



1ST FLOOR
1116 sq.ft. (103.7 sq.m.) approx.





