

Holystone Barn, Park Lane,  
Fen Drayton, CB24 4SW

**Guide price £850,000**



## 56 Park Lane

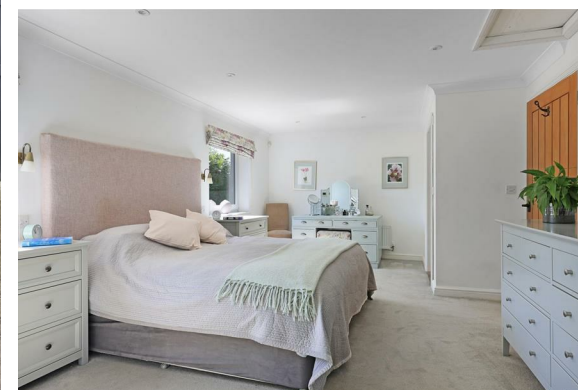
Fen Drayton, CB24 4SW

- Mature 0.80 acre gardens
- Versatile accommodation
- Garden studio

This is a large, detached bungalow of over 2100 sq. ft., set in private grounds of about 0.80 acres, located at the end of a private road and offering versatile accommodation.

Holystone Barn is quite unique, and the space's flexibility means it will appeal to many people, whether you are seeking spacious family accommodation, annexe/multi-generational living, or downsizing needing extensive open living spaces.

The layout is centered around a feature kitchen/breakfast room which has a curved design and large island, refitted in recent years with extensive cabinets and solid wood worktops as well as a range cooker. A large pantry with worktops, power and storage; a vaulted ceiling with roof lights and a full glazed wall overlooking the front garden. The sitting room has a wood burner and full-height windows to the front and rear, double doors lead to a large L-shaped living/family room which also has a wood burner, a part vaulted ceiling and wall paneling. There is a dining room/kitchenette which has in the past been used for annexe-style living. The bedrooms are at each end of the property, the main bedroom is an excellent size, has built-in storage and a recently re-fitted en-suite wet room. There are two further double bedrooms and a well-appointed family bathroom with a roll-top bath.





There is a large utility room accessed via a covered walkway, it is equipped with storage, space for appliances, the oil boiler and water cylinder, etc., as well as a useful dog shower. A workshop adjoins the utility room.

The property has oil-fired central heating, double glazing, and some triple glazing, a burglar alarm, and we are advised there are two wells on site, although mains water and electricity are connected.

A long private driveway leads, via electric gates, to the extensive parking area. The front gardens are mature, lawned and adjoin the village recreation ground. There is a large timber studio with power, light, heating and hardwired internet. Beyond the studio, there is a large timber garage for parking or storage. Gated access leads to a large side garden, designed for low maintenance and with raised planters, etc.

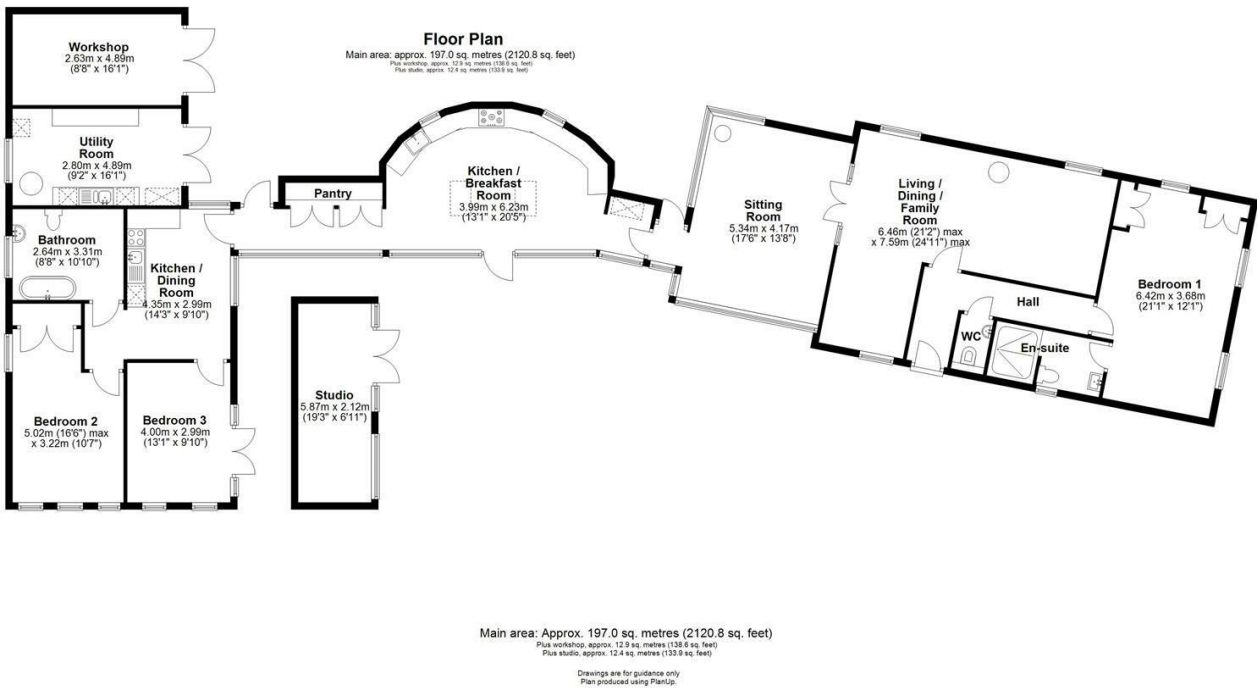
At the rear of the property, there is an extensive terrace beyond which stretches the main garden, which is mainly lawned with a wide variety of mature trees, including mature oaks, cedars and maples, shrubs and stocked beds. The total grounds extend to about 0.80 of an acre and offer wonderful privacy.

The Drayton Lakes RSPB reserve is within walking distance, as is the Guided Busway. The new A14 provides excellent commuter access to Cambridge and beyond.

There is a Park Lane management charge of approximately £240 p.a for the maintenance of the road.



Floor Plan

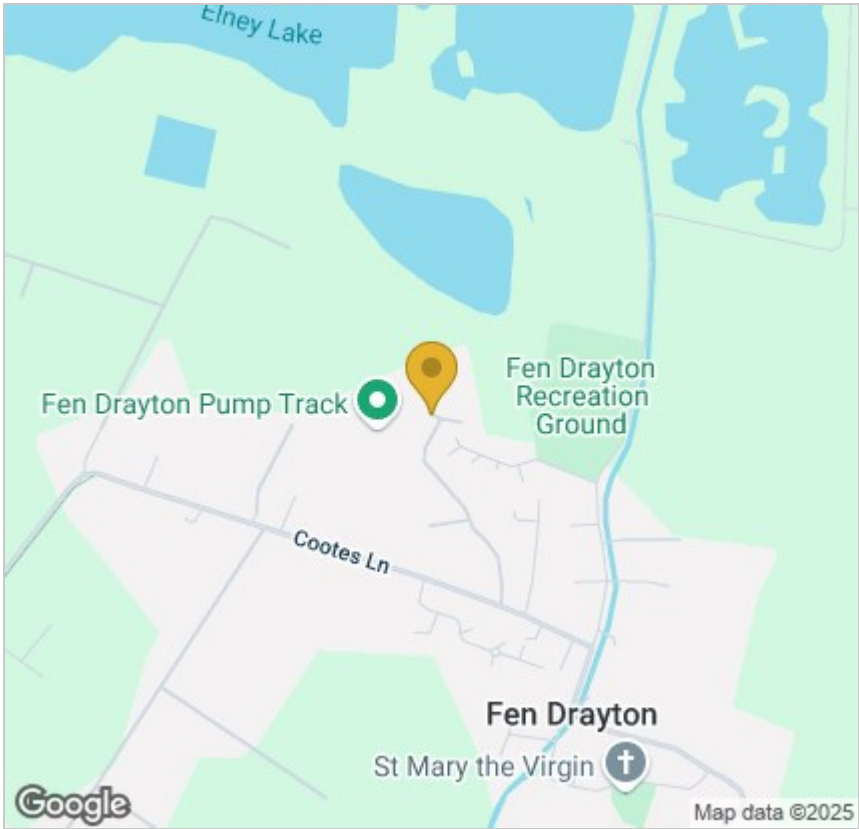


Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

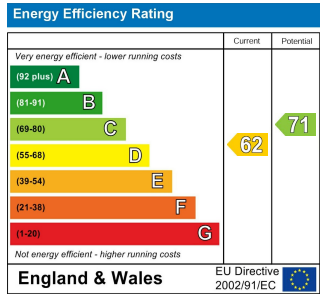
Agents note: The owners are a relative of a director of Gray & Toynbee.

Tenure: Freehold  
Council tax band: F

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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