



**The Barn, Pantile Lane,
Burwell**

**DAVID
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The Barn, Pantile Lane, Burwell, Cambridgeshire, CB25 0EE

Burwell is a thriving village approximately 4 miles from the historic racing town of Newmarket. This popular village offers an extensive array of amenities to include pubs, restaurants, shops, medical centre, hairdressers, schools, church and recreational facilities. A wider range of amenities are available in nearby Newmarket which is approximately 4 miles from the village and which provides rail links to both Cambridge and London.

A charming and unique barn conversion situated in the heart of one of the region's most sought-after villages within walking distance of all its amenities. The property offers a whole host of character features including vaulted exposed beam ceilings and parquet flooring, complimented by modern finishes. Measuring close to 1,700 sq.ft of accommodation, this property offers an entrance hall, sitting room, kitchen/dining room, four or five bedrooms including the master on the ground floor with ensuite, as well as a separate cloakroom. Externally offering driveway parking as well as a charming and mature rear garden.

A charming barn conversion situated in one of the region's finest villages.

Ground Floor

ENTRANCE HALL With exposed timbers and parquet flooring, leading through to the inner hall with stairs rising to the first floor, storage cupboard and open to:

SITTING ROOM Stunning double storey vaulted ceilings with exposed timbers and clunch walls. Inset Contura log burning stove, solid walnut floor throughout and doors leading out to the rear garden.

KITCHEN/DINING ROOM With a selection of base and wall units with solid oak worktops over complete with inset ceramic sink and mixer tap as well as induction hob with extractor hood above. Further integrated appliances include a double oven, dishwasher and fridge/freezer. There is ample space for dining as well as windows looking out to the side aspect, and door through to sitting room.

UTILITY ROOM With matching units to the kitchen and oak worktops over. The space features an inset Belfast sink with mixer tap and window to the front aspect. With vaulted ceiling complete with Velux window above, and door leading to the integral garage.

CLOAKROOM With WC and hand wash basin complete with tiled backsplash.

HALLWAY With part vaulted ceiling, loft access and full height window to front as well as door leading to the rear garden.

BEDROOM 1 Spacious double with window looking over the rear gardens and door to the **ensuite** which features panelled bath complete with shower above. The suite is finished with WC and hand wash basin with frosted window to rear aspect.

BEDROOM 2 Exposed clunch wall with window overlooking the rear garden.

BEDROOM 3 With exposed clunch wall and window to the front aspect.

First Floor

LANDING With storage cupboard and door to:

BEDROOM 4 With built in storage cupboard and window to the side aspect.

BEDROOM 5 With built in storage cupboard and window to the side aspect.

SHOWER ROOM Fully tiled space with walk in shower, WC, hand wash basin, heated towel rail and frosted window to the front aspect.

Outside

The property is approached by a block paved driveway providing parking for multiple vehicles and features an outside light and tap. The integral garage is complete with light, power and an up and over door.

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To the rear of the property is the enclosed walled garden mainly laid to lawn with a sunken patio area ideal for alfresco dining. The space features a selection of shrubs, mature trees and is complete with a brick built potting shed which has light and power connected.

SERVICES Gas-fired heating to radiators. Mains water, electricity and drainage.
NOTE: None of these services have been tested by the agent.

AGENTS NOTE There was previously planning permission granted for a second storey over the ground floor bedroom area. We understand this has now lapsed.

EPC D.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND E. (£2,760.82 per annum).

TENURE Freehold.

CONSTRUCTION TYPE Brick and part clunch.

COMMUNICATION SERVICES (source Ofcom)

Broadband: Yes. Speed: Up to 145 mbps download, up to 20 mbps upload.

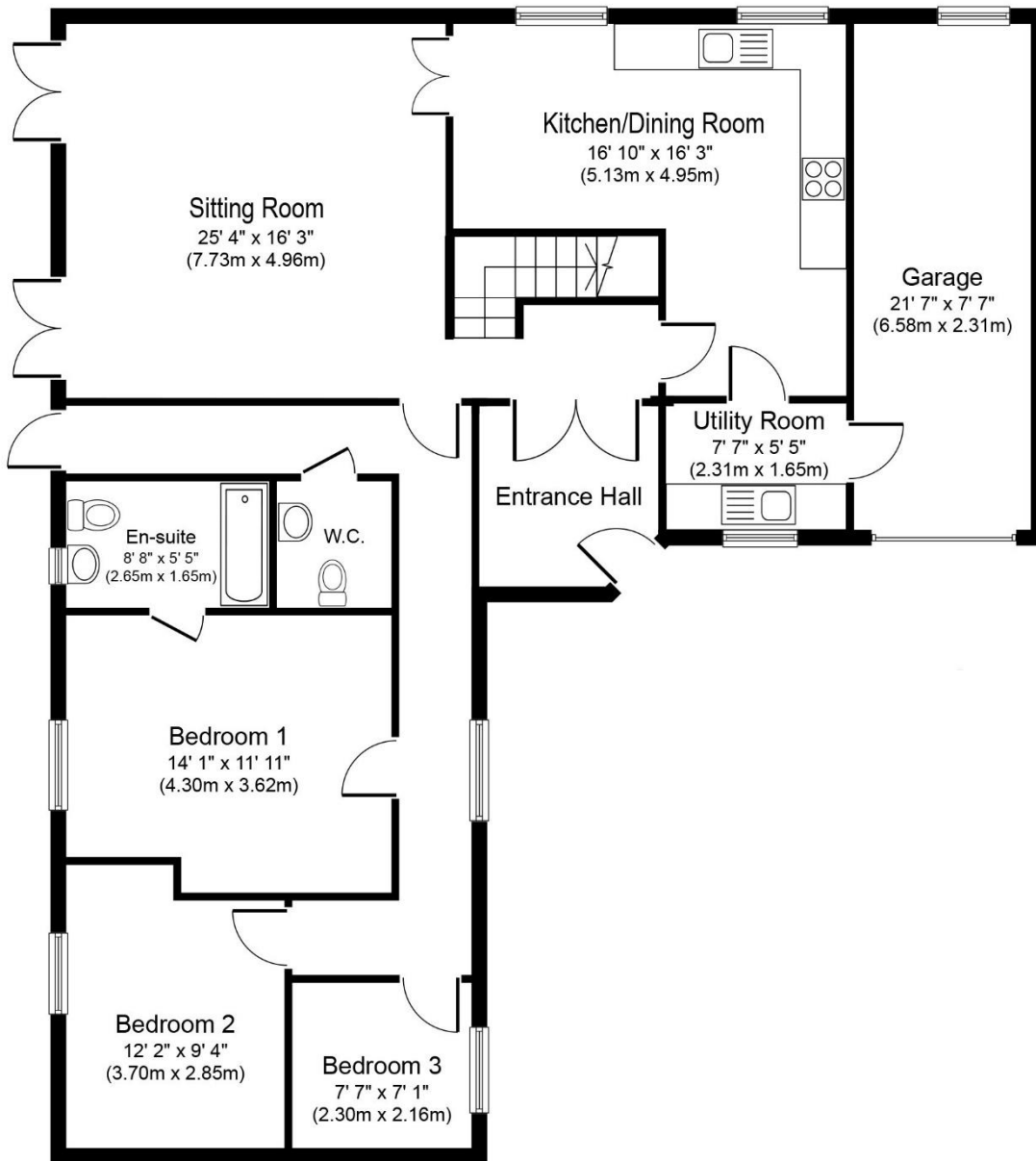
Phone Signal: Likely with Three, EE, O2 and Vodafone.

WHAT3WORDS crisis.shaky.flask

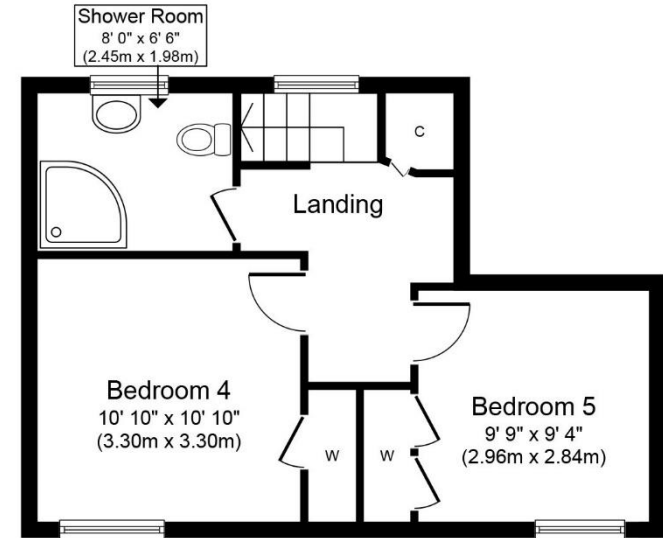
VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1,372 sq. ft.
(127.5 sq. m.)



First Floor
Approximate Floor Area
379 sq. ft.
(35.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

