



**East Barn, 32 Church Street
Ashley, Cambridgeshire**

**DAVID
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East Barn, 32 Church Street, Ashley, Cambridgeshire, CB8 9DU

Ashley is one of Cambridgeshire's most picturesque villages with local amenities including a restaurant, public house, village shop and a church, this village is also in the catchment area for one of East Cambridgeshire's most popular schools in Bottisham. The nearby horseracing town of Newmarket (3.5 miles) offers a range of amenities such as schools, shops, supermarkets, restaurants and leisure facilities. The market town of Bury St Edmunds (12 miles) and Cambridge (13 miles) offer a wider range of amenities.

East Barn is a beautifully presented, high-specification Grade II listed barn conversion, ideally located in the sought-after village of Ashley. Thoughtfully reconfigured into a four-bedroom layout, the property has been significantly enhanced by the current owners, combining modern living with original character. Offering over 1,750 sq. ft. of versatile space, it features stylish reception areas, a quality kitchen, and added benefits such as a home office and gym. Outside, there's gated driveway parking, a garage, and a beautifully landscaped rear garden ideal for relaxing or entertaining.

A stunning four-bedroom Grade II listed barn in Ashley, beautifully updated with high-spec interiors, home office, gym, garage, and landscaped garden.

Ground Floor

ENTRANCE HALL Featuring solid oak flooring, a built-in storage cupboard, and a Velux window that fills the space with natural light.

SITTING ROOM A bright and airy triple-aspect space with bi-fold doors opening onto the rear garden terrace. Includes an inset wood-burning stove and a characterful exposed flint wall.

KITCHEN / BREAKFAST ROOM Elegantly designed with painted cabinetry, granite worktops, and an inset double sink with Quooker boiling water tap. Includes integrated appliances such as a double oven, hob, and dishwasher, along with a central island topped with oak. Oak flooring continues through, with a rear-facing window and an open layout into the:

DINING / FAMILY ROOM A spacious dual-aspect room showcasing solid oak flooring and an exposed flint feature wall—ideal for family living or entertaining.

UTILITY Practical space fitted with storage units, oak worktops, and an inset sink and drainer. Includes space and plumbing for laundry appliances, tiled flooring, and access to the rear garden.

CLOAKROOM Wash hand basin, WC, tiled floor, partially tiled walls, window to rear aspect and granite worktops.

First Floor

LANDING Window to rear aspect, loft access and airing cupboard. Doors to:

MASTER BEDROOM A comfortable double with bespoke fitted wardrobes and a view over the rear gardens. Door leading to the:

ENSUITE Luxuriously fitted with extensive tiling, a walk-in shower cubicle, complete with Burlington taps, a vanity sink unit, heated towel rail, WC, underfloor heating and recessed lighting. With window to the side aspect.

BEDROOM 2 Another double bedroom fitted with wardrobes and a window to the front aspect.

BEDROOM 3 With window to the rear aspect.

BEDROOM 4 With window to the side aspect.

BATHROOM Also refitted by the current vendors. Extensively tiled, with underfloor heating. Bath with shower attachment and views over the rear garden. complete with WC, hand wash basin and a heated towel rail.

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Outside

The property is accessed via timber gates opening onto a long driveway providing ample parking and leading to the **SINGLE GARAGE**, which adjoins a **HOME OFFICE** with an external staircase to a generous storage area above. Nearby sits a detached **GYM**, offering further flexibility. The rear garden is beautifully landscaped, mainly laid to lawn with a paved terrace—perfect for alfresco entertaining—and features a dedicated children's play area and a well-kept vegetable patch, all surrounded by an array of mature trees, shrubs, and plants.

Material Information

SERVICES Mains water, drainage and electricity. Oil fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND F (£3,398.50 per annum)

TENURE Freehold.

CONSTRUCTION TYPE Brick and flint construction.

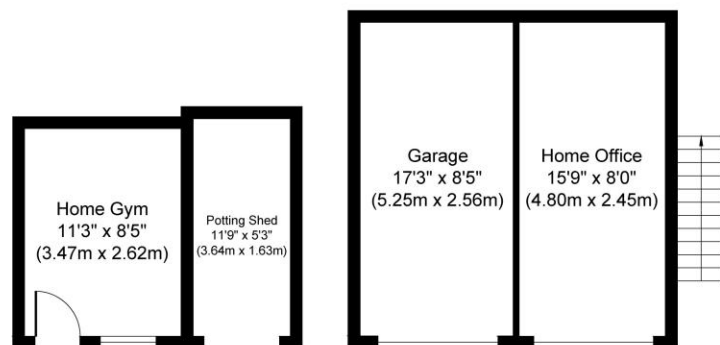
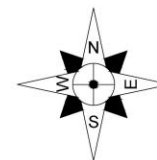
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 66 mbps download, up to 16 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS announced.singers.first

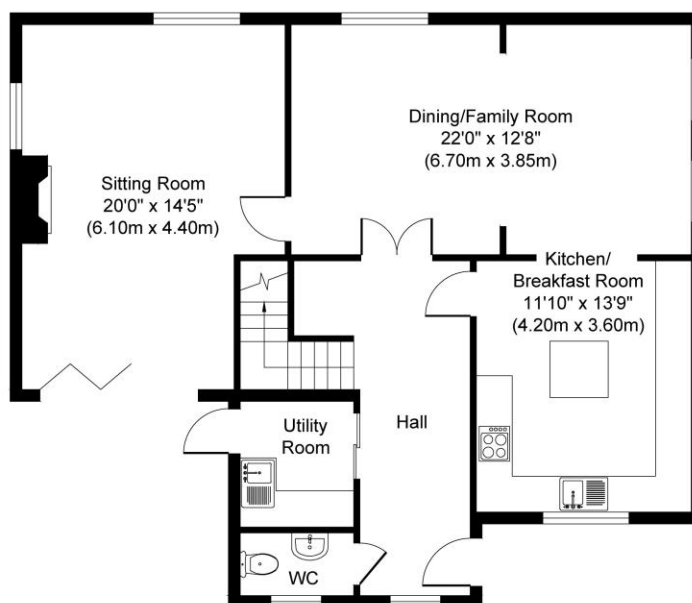
VIEWING Strictly by prior appointment only through DAVID BURR.

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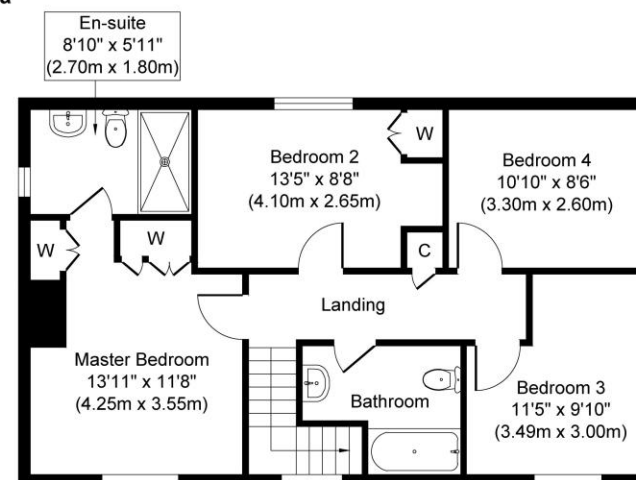




Outbuildings
Approximate Floor Area
458 sq. ft
(42.52 sq. m)



Ground Floor
Approximate Floor Area
960 sq. ft
(89.18 sq. m)



First Floor
Approximate Floor Area
676 sq. ft
(62.83 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.

