



The Old Barn, Wood Hall, Arkesden, Saffron Walden OIRO £800,000
Freehold

Key Features

5 2 E G

- Stunning Grade II Listed Barn Conversion
- Five bedrooms with En-Suite to principal bedroom
- Immaculately presented
- Very spacious 44 foot long lounge/diner
- Modern kitchen/breakfast room

Stunning Four-Bedroom Grade II Listed Home with Period Charm and Contemporary Elegance. Nestled in a picturesque setting, this exceptional Grade II listed home seamlessly blends historic character with modern luxury. Thoughtfully designed and beautifully presented, the property offers spacious living areas, high-end finishes, and breathtaking views across open countryside.

Upon entering, you are welcomed into the entrance hallway leading to the generously proportioned lounge-diner, where original period features meet contemporary design. The lounge area boasts a striking feature fireplace with a wood-burning stove, creating a warm and inviting ambiance. The dining area is a showstopper, with its high vaulted ceiling and full-length windows, flooding the space with natural light and enhancing the sense of openness. The staircase leads to the first floor, adding to the home's architectural charm.

The modern kitchen-breakfast room is a standout space, featuring sleek integrated appliances, a central



island, and elegant French doors that open onto the private patio, perfect for al fresco dining. A versatile additional reception room offers the ideal space for a fifth bedroom office or playroom, while a convenient cloakroom with WC and hand basin completes the ground floor. Upstairs, four well-proportioned bedrooms provide ample accommodation. The primary bedroom is a true retreat, boasting a skylight and a stunning window that overlooks the dining area, adding a unique architectural feature. A gorgeous family bathroom, complete with high-quality fittings, serves the first floor whilst the mainly boarded lofts offers excellent storage space. The beautifully landscaped garden is a true highlight of the home, featuring a sunken patio area ideal for relaxing and entertaining. A large lawn area, bordered by mature hedges, offers privacy, while the rear aspect backs onto open fields,

At the front, a gravelled driveway offers ample parking, while the garage is currently used as a gym and adds further versatility to the property. Combining period charm with contemporary style, this stunning home offers a rare opportunity to enjoy elegant countryside living with modern comforts.

Annual Maintenance charge of £379.00.

Entrance Hallway

Downstairs Cloakroom

Fifth bedroom/Study/Playroom

10'6 x 8'8

3.20m x 2.63m

Lounge/Dining Room

44'7 x 17'9

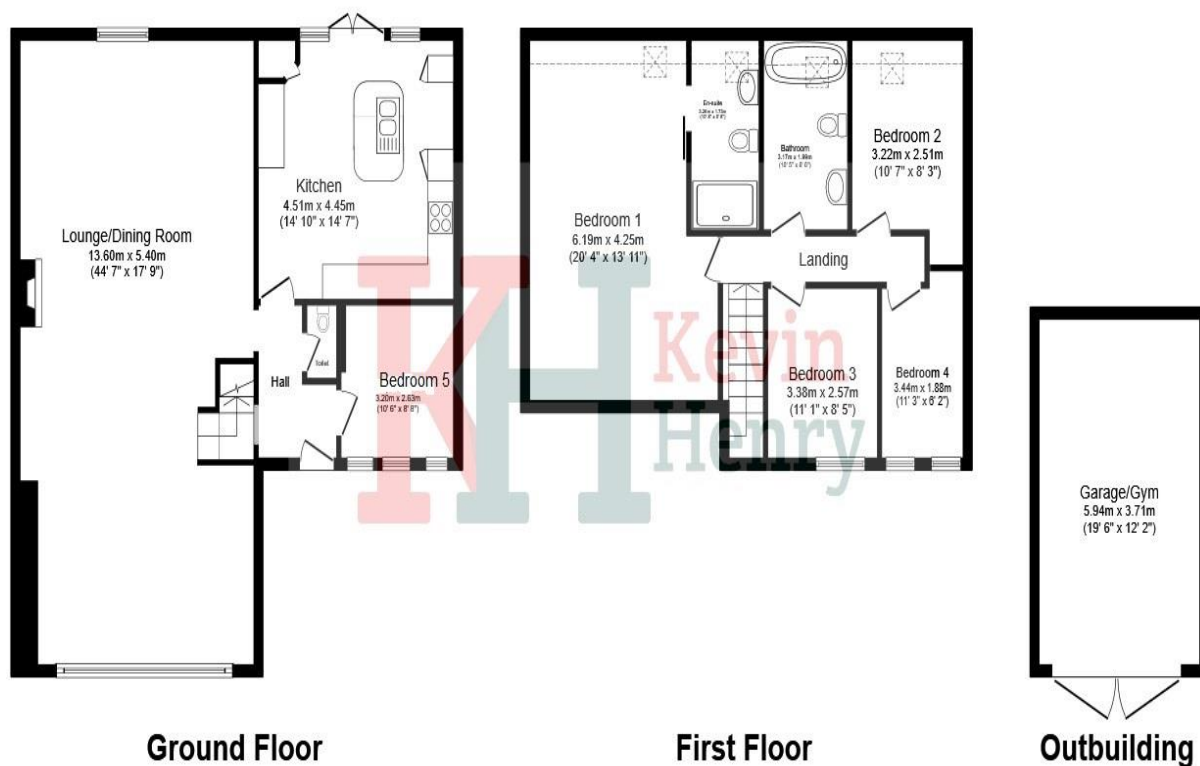
13.60m x 5.40m

Kitchen/Breakfast Room

14'10 x 14'7

4.51m x 4.45m





Landing
Access to loft, mainly boarded.

Bedroom One
20'4 x 13'11
6.19m x 4.25m

Shower En-Suite

Bedroom Two
10'7 x 8'3
3.22m x 2.51m

Bedroom Three
11'1 x 8'5
3.38m x 2.57m

Bedroom Four
11'3 x 6'2
3.44m x 1.88m

Bathroom

Garden
Very good size, private garden with patio and lawn area.

Front
Off street driveway parking and access to garage currently used as a gym.

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