

SANCERRE



BROWN & CO

COLD HARBOUR, ASHWELL, CAMBRIDGESHIRE SG7 5NF

Guide Price £1,000,000

SUMMARY

A rare opportunity to acquire an outstanding detached barn conversion, beautifully reimagined through an architect-led renovation and substantial extension. Finished to a high specification throughout, the property now offers approximately 2,616 sq. ft. (including annexe) of versatile living space arranged over two floors, seamlessly blending character, design, and modern functionality. This remarkable home is further complemented by a one-bedroom annexe, a double cart lodge, a double garage, and a generous workshop, offering a wealth of flexible options for multi-generational living, homeworking or creative use. Occupying a sought-after position on the edge of Ashwell, the property enjoys an enviable sense of privacy and space, surrounded by thoughtfully landscaped gardens that create an exceptional outdoor setting.



Property Highlights

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- 2,616 sq. ft. Including annexe
- Tranquil semi rural location within walking distance of Ashwell
- Remarkable extended, renovated and remodelled accommodation
- Charming annexe suitable for multigeneration living or a large home office/ gym
- Double garage and large workshop with light and power
- Ashwell & Morden station with services to London Kings Cross & Cambridge
- Underfloor heating throughout the ground floor and annexe
- Attractive landscaped grounds



LOCATION

Positioned on the outskirts of the picturesque village of Ashwell, the property forms part of an exclusive executive development, ideally situated for countryside living with excellent local convenience. It is located within half a mile of the popular Sarah's Farm Shop, perfect for daily essentials, and just 1.5 miles from Ashwell High Street.

The village of Ashwell offers a good range of everyday amenities, including a traditional butchers, a renowned bakery, the well-loved Rhubarb and Mustard coffee and gift shop, a village store/newsagent, and three public houses, all with restaurant facilities. Practical needs are also well served with a doctor's surgery, dentist, and chemist within the village. For more extensive shopping and leisure options, the market town of Royston is approximately 7.8 miles away, Baldock around 5 miles, and Hitchin roughly 13.7 miles. The historic university city of Cambridge lies just 19 miles to the northeast and offers an exceptional range of cultural, retail, and dining experiences. Hitchin also boasts a wide selection of restaurants, cafes and bars catering to all tastes.

Ashwell is well connected for the commuter, with easy access to the A505, A10, and the A1(M), providing direct routes south to the M25 and north toward the Midlands and beyond. Ashwell & Morden railway station is approximately 2 miles from the property and offers regular services to Cambridge (from 19 minutes) and London Kings Cross (from 48 minutes). Baldock station is around 4.6 miles away, also on the Cambridge line into Kings Cross.

The village is served by Ashwell Primary School, with secondary education available at the well-regarded Knights Templar School in Baldock and Bassingbourn Village College. A range of independent schools are also within easy reach, including Kingshott School in Hitchin (ages 3–18), St Francis' College (an independent girls' school), and St Christopher School in Letchworth (ages 4–18). Further independent options are available in Kimbolton and Cambridge.





GROUND FLOOR

Entrance hallway

Entrance door with windows to the front aspect, tiled floor, door to under stairs storage cupboard housing manifolds for underfloor heating system, opening to inner hallway

Kitchen/dining area

Windows to the front aspect, high specification Callerton handleless kitchen with range of base and tower units, quartz counter with under mounted double sink with Quooker boiling water tap, Neff integrated appliances including fridge freezer, chest level electric double oven with slide and hide door, additional chest level microwave oven with warmer drawer below and dishwasher, island with inset induction Neff hob with downdraft extractor fan, breakfast bar and pop up EVoline socket system, exposed beams, part tiled/ part wood flooring, bifold doors opening to the patio area, glazed door to breakfast room

Living area

With windows to the rear aspect, vaulted ceilings with exposed beams, double sided wood burning stove with wooden mantle and stone hearth, wooden flooring, double doors opening to patio area overlooking pond

Breakfast room

With windows to the side and rear aspect, lantern roof light over, tiled flooring, double doors opening to the garden.

Inner Hallway

With vaulted ceilings featuring a Velux window over, integral double storage cupboard, exposed beams, wooden flooring, stairs to the principal suite, doors to

Bedroom 2

Window to the rear aspect with electric blind system, wooden flooring, vaulted ceiling, door to

En-suite shower room

with contemporary suite comprising; low level wc with hidden cistern and eco flush plate, wall mounted vanity unit with basin and mixer tap over and glass shower enclosure with sliding door and drencher head shower over, with separate wall mounted shower head, heated towel rail, tiled flooring, tiled walls and underfloor heating

Bedroom 3

With window to the side aspect, under stairs storage cupboard, housing hot water cylinder, stairs up to the bedroom area with a window to the side aspect, vaulted ceilings, exposed beams and wooden flooring

Family bathroom

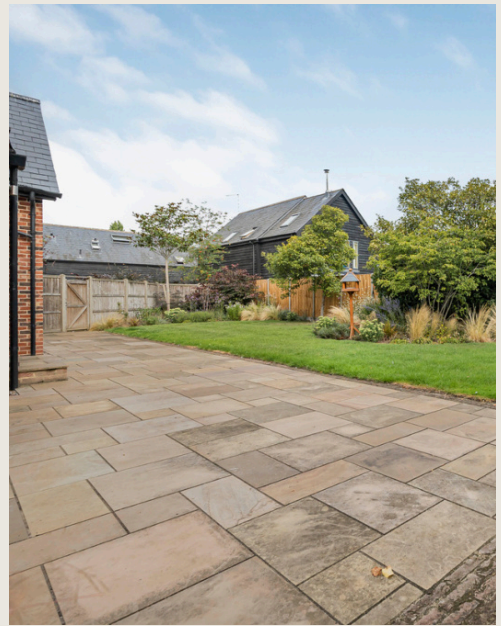
With contemporary suite comprising; bath with drencher head shower over and separate wall mounted hand held shower head, wall mounted vanity unit with basin and mixer tap over, and low level wc with hidden cistern and eco flush plate, heated towel rail, part tiled walls, tiled floor and underfloor heating



Outside

The front boundary is defined by a post and rail fence, with a gate opening into the front garden. A pathway leads to a step down to the entrance door. The landscaped front garden enjoys a southerly aspect and features a variety of well-stocked beds, mature trees and shrubs, a lawned area, and a patio seating area overlooking a pond.

To the rear, the fully enclosed garden has been carefully landscaped to offer a peaceful and private outdoor space. It includes established flower beds, decorative hedging, multiple patio seating areas, lawned sections, mature trees, external lighting, power points, and gated side access. A central feature is a well-designed pond with water feature and surrounding patio, which provides an attractive focal point while also creating a natural separation between the main residence and the annexe, without compromising connectivity.



A photograph of a well-maintained garden. In the foreground, a large, rectangular stone patio is laid out in a grid pattern. Beyond the patio is a lush green lawn. The background is filled with dense, mature trees and shrubs, creating a sense of privacy and seclusion. A small white building with a grey roof is partially visible through the trees. The sky is a clear, pale blue with a few wispy clouds. The overall atmosphere is peaceful and tranquil.

A WONDERFUL SENSE
OF TRANQUILITY AND
SECLUSION

FIRST FLOOR & ANNEXE

Principal bedroom

With dormer windows to the rear aspect, vaulted ceilings with exposed beams, fitted wardrobes with sliding doors, door to

En-suite shower room

With Velux window over, contemporary suite comprising; low level wc with hidden cistern and eco flush plate, wall mounted vanity unit with basin and mixer tap over and glass shower enclosure with drencher head shower over and separate wall mounted hand held shower head, tiled walls, exposed beams and tiled floor.

Annexe

Living room

With window to the side aspect, wooden flooring, integral storage cupboard, door to the garden, door to

Kitchenette

With window to the front aspect, range of matching eye and base level units, wooden counter with inset sink with drainer and mixer tap over, space for washing machine and tumble dryer, integral storage cupboard, loft access via hatch, door to

Annex bedroom

With door to the garden and wooden flooring

Shower room

With Velux window over, contemporary suite comprising low level wc with hidden cistern and eco flush plate, wall mounted wash basin with mixer tap over and large walk in wet room style shower area with drencher head over and separate shower head attachment, tiled walls, heated towel rail, tiled floor

Outbuildings

Double cart lodge

With parking for two cars

Double garage

With Hormann electric sectional doors, light, power and water, door to workshop

Workshop

With light and power



OUTBUILDINGS





SEAMLESSLY
BLENDING INDOOR
COMFORT WITH
THOUGHTFULLY
DESIGNED OUTDOOR
SPACES

Additional information

Tenure: Freehold

Services: Mains electricity. Oil fired heating system. Private Klargestor sewerage system shared between five properties.

Barn Council tax: Band E

Annexe Council tax: Band A

Barn EPC: C

Annexe EPC: C

Additional Charges:

The property is accessed via a private road, not maintained by the local authority. A management company is in place with an annual service charge of £960.

Viewing

Strictly by prior appointment through the selling agents Brown&Co.

Agents Note

A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

Contact

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**Approximate Gross Internal Area 2616 sq ft - 243 sq m
(Excluding Outbuilding)**

Ground Floor Area 1438 sq ft - 134 sq m

First Floor Area 691 sq ft - 64 sq m

Annexe Area 487 sq ft - 45 sq m

Outbuilding Area 902 sq ft - 84 sq m





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