



The Barns and Barns Cottage, Widdington
CB11 3SQ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

The Barns & Barns Cottage

High Street | Widdington | CB11 3SQ

Guide Price £1,600,000

- Exceptional 4,500 sq ft barn conversion dating from the 1840s, offering elegant family living, an independent cottage and mature private gardens
- Fully self-contained two-bedroom cottage with private entrance, fitted kitchen, family bathroom and enclosed courtyard
- Distinctive period architecture combining Cambridge yellow brick and flint wall construction under slate roof
- Generous pea shingle driveway with ample parking, double garage, workshop and home gym
- Substantial five-bedroom family home with a stunning galleried hall, bespoke oak kitchen, elegant reception rooms, study, games room and conservatory
- Peaceful village location with excellent access to London, Cambridge and Stansted Airport

The Property

Offered chain-free in the heart of Widdington, this exceptional 4,500 sq ft period barn conversion combines a substantial five-bedroom family home with a fully self-contained two-bedroom cottage, all set within beautifully mature private gardens. Rich in character, the property showcases distinctive Cambridge yellow brick and flint wall architecture. The principal residence comprises a superb galleried reception hall, elegant sitting and dining rooms, a bespoke oak kitchen and utility room, study, conservatory, games room and five large double bedrooms. The detached two-bedroom cottage provides versatile additional accommodation, ideal for multi-generational living, guest accommodation, home working or rental income. The property is complemented by a double garage, workshop and home gym all accessed via a pea shingle driveway with ample parking.

The Setting

Situated in the heart of the highly sought-after village of Widdington, The Barns and Barn Cottage occupies an enviable position along the High Street, seamlessly blending peaceful rural charm with exceptional modern connectivity. This quintessential country village offers a vibrant community spirit anchored by the traditional Fleur de Lys public house, a historic parish church, a bustling village hall, and access to outstanding local schooling, including the renowned Joyce Frankland Academy in neighboring Newport. Everyday essentials and a broader selection of boutique shops, supermarkets, and historic landmarks are easily accessible in the nearby medieval market town of Saffron Walden, just 5 miles to the north. For the commuter, Newport railway station is merely 2 miles away, providing direct and frequent mainline services into London Liverpool Street in approximately 60 minutes and Cambridge in around 20 minutes, while junction 8 of the M11 and London Stansted Airport are conveniently located just 10 miles to the south, making this an ideal setting for those seeking refined countryside living without sacrificing travel convenience.





The Accommodation

This impressive residence opens into an impressive galleried reception hall that serves as a grand and welcoming central focal point. The generous ground-floor accommodation features a light-filled living room anchored by an attractive brick fireplace with a rustic timber mantel, complete with double doors opening into a tailor-made PVC-U conservatory. A set of internal double doors leads seamlessly through to a formal dining room, creating an ideal open layout for entertaining guests. At the heart of the home sits a bespoke handmade kitchen in knotted oak by Goddards Interiors of Saffron Walden. The kitchen comes fully equipped with high-end integrated ovens and hob, sleek light worktops, and tiled flooring, complemented by both an adjoining utility room/laundry room for added convenience. The ground floor further benefits from a dedicated home office or study, fitted with extensive built-in floor-to-ceiling shelving, alongside a versatile games room, a home gym, and a well-appointed cloakroom/WC. The versatile layout of the main house lends itself equally well to modern family living, home working and entertaining.

Rising to the first floor, the grand galleried landing overlooks the main entrance hall below and provides access to five double bedrooms. The principal master bedroom suite features striking architectural character with exposed timbers, high ceilings, built-in wardrobes, and full-height double-aspect windows, all served by its own private en-suite shower room. The



remaining four spacious bedrooms are evenly arranged around the central landing and share a main family bathroom, which is tastefully styled with modern neutral tiling, a bathtub with an overhead rainfall shower head, a modern floating vanity basin, and a WC.

Positioned at the western end of the main residence is Barns Cottage, a completely self-contained two-bedroom house. Offering exceptional flexibility for multi-generational living, guest accommodation, holiday letting or rental income, the cottage boasts its own private entrance leading into a comfortable, light-filled sitting room, a fully fitted kitchen, a ground-floor family bathroom, and a charming enclosed indoor courtyard area. Upstairs, the cottage offers two well-proportioned bedrooms providing peaceful, isolated accommodation.

Outside

Approached via a generous pea shingle driveway that offers ample off-street parking alongside access to the double garage, the property welcomes you with a broad, lawned front garden set behind established hedging and filled with a collection of mature trees including Cedar of Lebanon, Cherry, Apple, Silver Birch, Beech, Contorted Willow and Horse Chestnut, all anchored by a charming focal point within the garden. The mature planting creates exceptional privacy and a wonderfully established setting rarely found in village-centre properties

The property's striking façade blends traditional Cambridge yellow brick and flint detailing beneath a slate roof, with Agate Grey custom PVC-U windows. Mature climbing ivy adds character and charm to the independent entrance to Barns Cottage.

Moving around to the side and rear, the home opens onto an expansive, private enclosed garden laid to lawn, featuring an elegant tailor-made PVC-U conservatory, light-toned weatherboarding, and climbing wisteria and vines above a patio area ideal for outdoor dining. The grounds are sheltered by thick borders of shrubs, Silver Birch, Acacia, and evergreen trees, all enclosed by a stunning historic flint wall belonging to the outbuildings along the western boundary, enhancing the property's character and sense of seclusion.

Services

Mains electric, water and drainage are connected. Oil-fired central heating supplied via a recently installed Grant boiler (The Barns), Electric heating (Barns Cottage). Ultrafast broadband is available, with good mobile coverage.

Tenure – Freehold

Property Type – Barn conversion with an attached cottage

Property Construction – Standard Construction

Local Authority – Uttlesford District Council

Council Tax– The Barns / G; The Barns Cottage / C







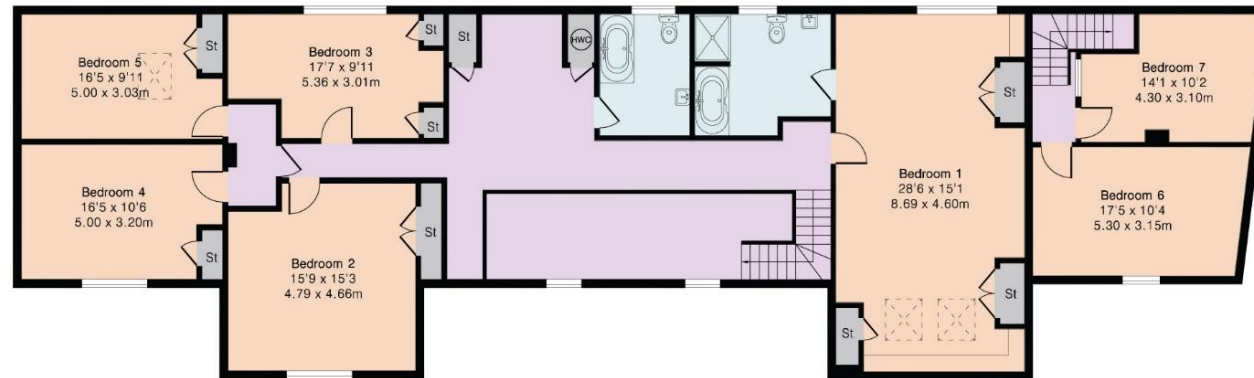
**Approximate Gross Internal Area 4527 sq ft - 420 sq m
(Excluding Garage & Outbuildings)**

Ground Floor Area 2243 sq ft – 208 sq m

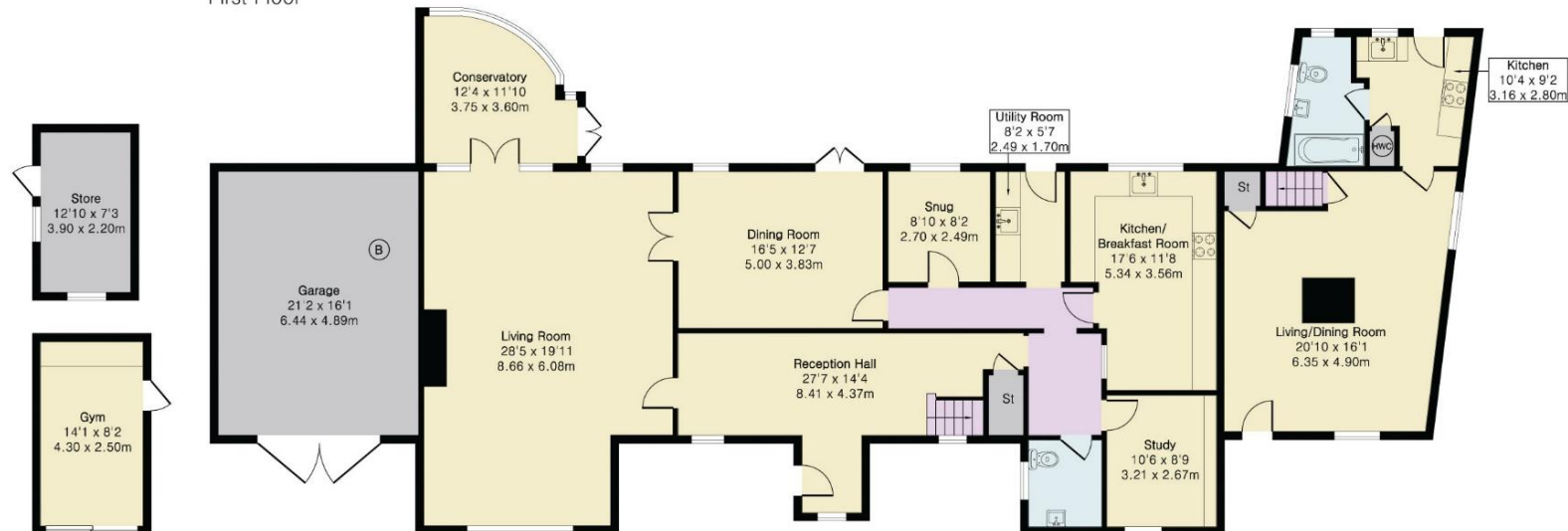
First Floor Area 2284 sq ft – 212 sq m

Garage Area 339 sq ft – 31 sq m

Outbuildings Area 213 sq ft – 20 sq m



First Floor



Outbuilding

Ground Floor

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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