





# CONYERS GREEN, GREAT BARTON,
IP31 2RX

£550,000
FREEHOLD

Located in a rural position adjoining open farmland, this delightful period cottage spans approximately 0.27 acres and offers far-reaching countryside views. The home seamlessly combines historic character, featuring exposed beams and traditional fireplaces, with comfortable modern living. The ground floor comprises a spacious sitting room, a convenient cloakroom and an open-plan kitchen and dining room that flows directly into a bright conservatory overlooking the garden. Upstairs, you will find three well-proportioned bedrooms, including a master suite with a private en-suite bathroom, alongside a well-appointed family bathroom. Outside, the generous grounds feature a large rear garden that embraces the peaceful rural surroundings and open views. Additional practical benefits include a detached double garage and extensive off-road parking for multiple vehicles. A standout feature of the property is the detached outdoor studio, which is currently set up as a home office but offers exceptional versatility for various uses. This unique property delivers an ideal balance of historic charm, flexible living space, and a tranquil countryside lifestyle.

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# CONYERS GREEN

• Large Garden With Purpose Built Outdoor Studio • Master Bedroom With En-Suite • Gas Fired Central Heating • Spacious Sitting Room With Ingelnook Fireplace • Conservatory With Garden and Countryside Views • Double Garage & Driveway • Step Inside Today With Our 360 Virtual Tour!





## Entrance Hall
Front door. Radiator.

## Sitting Room
Well proportioned room with Inglenook fireplace and inset log burner with bressummer beam. Exposed ceiling and wall beams. Built in cupboard and stairs to first floor. Windows to front. Radiator.

## Inner Hall
Storage cupboard. Tiled flooring and fitted water softener.

## Cloakroom
WC and corner wash basin. Tiled flooring. Window to rear. Radiator.

## Kitchen/Dining Room
Stylish kitchen with a range of wall and base cupboard and drawer units with worktops over. Inset Butler sink. Space for washing machine, free-standing electric oven with brick-built extractor and American style fridge freezer. Exposed beams. Tiled flooring. Windows to side. Radiator. Opening to the dining area with French doors opening to the conservatory. Window to front. Radiator.

## Conservatory
Views of the garden with tiled flooring and French doors to the garden.

## Landing
Airing cupboard housing the combi boiler. Loft access. Exposed beams.

## Bedroom 1
Spacious double bedroom with exposed beams. Built in wardrobe. Windows to front and side. Radiator.

## En-Suite
WC and wash basin vanity unit. Fully tiled double shower cubicle. Tiled flooring. Window to side. Heated towel rail.

## Bedroom 2
Double bedroom with exposed beam. Window to front. Radiator.

## Bedrooom 3
Double bedroom with exposed chimney breast and inset cast iron fireplace. Loft access. Window to front. Radiator.

## Bathroom
WC and wash basin. Bath with mixer taps and shower head attachment. Window to front. Radiator.

## Garden
Approaching the property via a gravel driveway that leads directly to the double garage. The generous, fully enclosed garden features an expansive lawn with established hedging a selection of fruit trees, raised flower beds and shrub borders. Positioned by the house is a brick-paved patio ideal for outdoor entertaining. Complete with a purpose-built home studio and a greenhouse.

## Outside Studio
Purpose built home studio/pod with power connected. Currently being used as a home office. Doors opening to the garden and feature wall panelling.

## Double Garage
With up and over door, light and power connected, inspection pit and courtsey door to side. EV charger.

## Disclaimer
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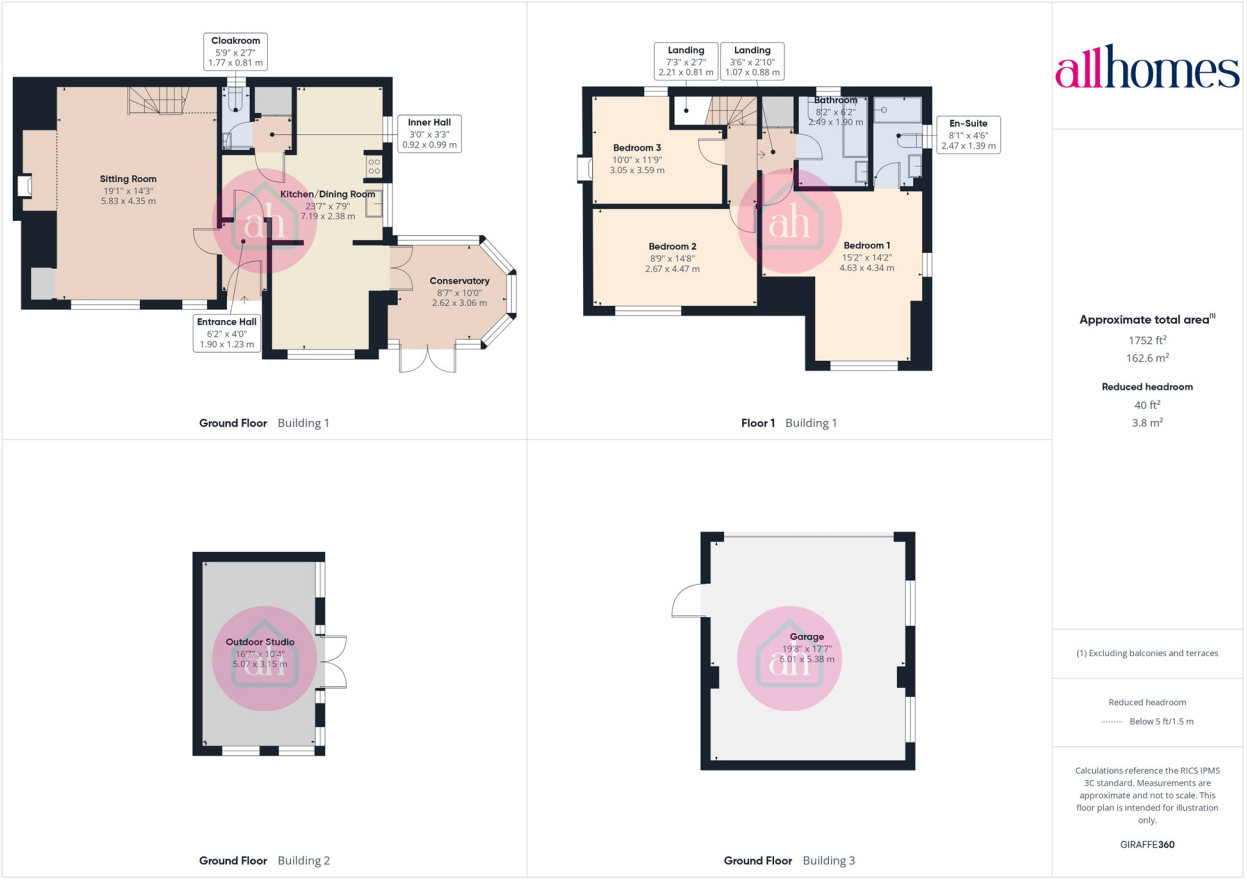


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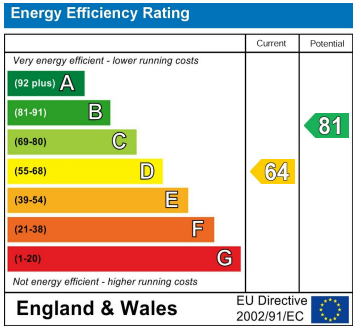













## EPC Rating: D  Council Tax Band: B

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