



High Street, Barkway SG8 8EF

welcome to

High Street, Barkway

An extremely spacious 3 double bedroom detached Grade II listed character cottage with 4 large reception rooms, fitted kitchen with adjoining utility, large gardens, and off-road parking. Offered with no upward chain, viewing is highly recommended.



Door To Entrance Hall

Spacious entrance hall with radiator and wood ceiling/flooring. Doors to:

Lounge

16' 6" max x 10' 11" max (5.03m max x 3.33m max)
Spacious lounge with large brick Inglenook fireplace, exposed beams, stairs off to first floor landing, radiator, double glazed window to front, door to kitchen and utility. Opens onto dining room.

Dining Room

15' 10" x 12' 2" (4.83m x 3.71m)
Two radiators. Exposed beams, Double glazed windows to front.

Kitchen

18' 4" max x 11' 5" max (5.59m max x 3.48m max)
Lovely fitted kitchen comprising built in oven and hob with extractor hood over, range of base and wall units, 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, space for appliances, built in wall shelving, radiator, double glazed windows to front and side.

Utility Room

11' x 10' 4" (3.35m x 3.15m)
Sink unit with mixer taps and work surface surround. Range of base units. Space and plumbing for automatic washing machine and tumble dryer. Built in cupboard. Exposed beams. Double glazed window to rear. Door to conservatory and side hall.

Side Hall/ W.C

Low flush WC. Radiator. Wash hand basin set into vanity unit. Door to entrance hall.

Conservatory/Orangery

22' max x 13' 1" max (6.71m max x 3.99m max)
Large bright conservatory with double glazed double doors to rear garden, exposed brick walls, floor tiling. Door to study.

Study

17' 10" x 12' 1" (5.44m x 3.68m)
Extremely spacious study/reception room with double glazed double doors to rear garden, double glazed windows to front, exposed beams. Door to entrance hall and conservatory.

First Floor Landing

Exposed beams and wooden flooring. Radiator.

Bedroom One

17' 1" x 12' 11" max (5.21m x 3.94m max)
Twin radiators. Wash hand basin set into vanity unit. Double glazed window to rear.

Bedroom Two

15' 3" max x 12' 5" (4.65m max x 3.78m)
Vaulted ceiling with exposed beams. 2 radiators. Double glazed window to front. Door to bathroom.

Bedroom Three

15' 11" x 10' 11" (4.85m x 3.33m)
Exposed beams. 2 radiators. Double glazed windows to front.

Bathroom

Suite comprising bath, wash hand basin, radiator, double glazed window to front, hatch to loft.

Shower Room

Suite comprising walk in shower cubicle, wash hand basin, heated towel rail, wall tiling. window to front.

Separate Toilet

Concealed cistern WC. Window to front. Radiator.

Outside

Rear Garden

Large landscaped secluded rear garden enclosed by walls and fencing, with large gravel terrace area and large lawn area with a variety of mature shrubs and trees throughout. Access to adjoining workshop/outbuilding.

Parking

Driveway to side providing off-road parking.



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welcome to

High Street, Barkway

- Extremely spacious Grade II listed detached character cottage offered with no upward chain.
- Highly desirable village of Barkway.
- 4 large receptions.
- 3 double bedrooms.
- Fitted kitchen with adjoining utility.

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: G

£699,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110519 - 0005

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