



**Spring Barn,  
Great Bradley**

**DAVID  
BURR**



# Spring Barn, Thurlow Road, Great Bradley, CB8 9LR

Great Bradley is a delightful village set in the beautiful countryside of the Stour Valley, with a church, village hall, park and playing fields. It offers excellent access to the home of British horse racing, Newmarket (7 miles) with a good range of amenities including shops, supermarkets and restaurants, leisure facilities including health clubs, swimming pool and golf club. The market town of Bury St Edmunds (12 miles) and the university city of Cambridge (13 miles) with fast direct trains to London, are both easily accessible.

A unique opportunity to develop an open-sided Dutch barn with planning permission to convert it into a 2,800 sq ft contemporary home. The property enjoys a wonderful rural location overlooking open countryside and offers the potential to create a four-bedroom, four-en-suite home with large open-plan living areas, extensive glazing, all set within 0.7 of an acre. The approved planning scheme also sets the barn further back from the road than the current barn sits, see attached plan.

- Full planning permission has been approved (and lawfully commenced) under reference DC/19/1375/FUL.
- The approved planning scheme also sets the barn further back from the road than the current barn sits, see attached plan.
- Four bedrooms with four en suites.
- Open-plan living areas.
- Contemporary design with extensive glazing.
- South-facing gardens extending to 0.71 acres.
- Extensive parking with potential for a garage (planning will be required)
- Panoramic countryside views
- Potential to create a energy efficient, high tech home
- Approximately 2,800 sq ft
- Cambridge 13 miles and Newmarket 7 miles

**SERVICES** Purchasers are advised to investigate the availability of services.

**LOCAL AUTHORITY** South Cambridgeshire District Council

**TENURE** Freehold.

**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

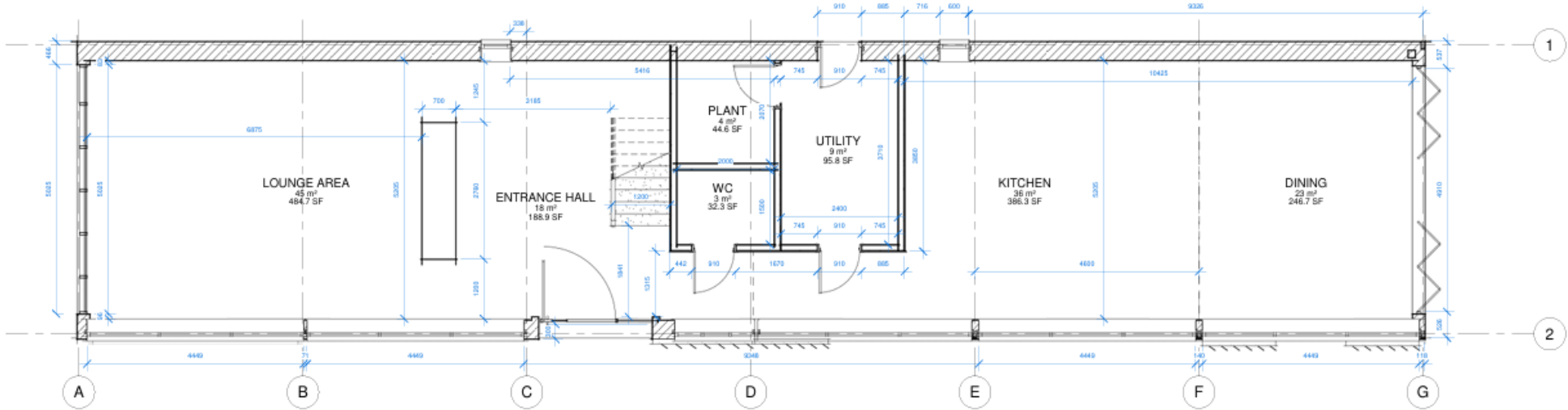
**WHAT3WORDS** happy.larger.questions

**VIEWING** Strictly by prior appointment only through DAVID BURR.

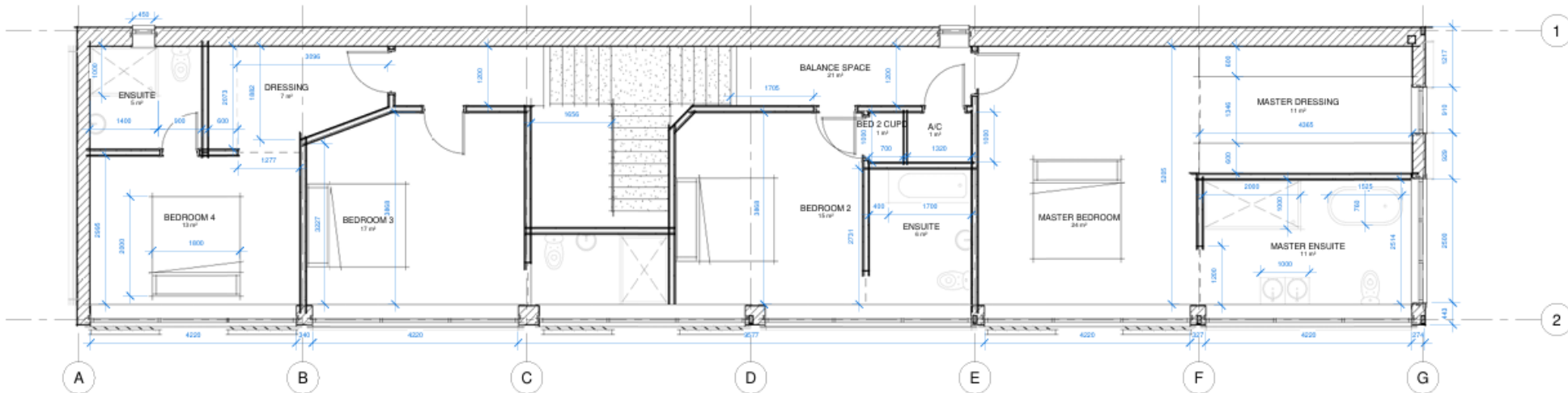
**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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5 01-Ground Floor FFL  
1 : 50



6 02-First Floor FFL  
1 : 50





8 3D View 3

