



2 Rectory Farm Barns, Church Street, Great Shelford, Cambridge, CB22 5EL  
Offers In Excess Of £1,750,000 Freehold



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**A STUNNING AND STYLISH BARN CONVERSION OF APPROXIMATELY 4300 SQFT WITH BEAUTIFULLY APPOINTED ACCOMMODATION ARRANGED OVER THREE FLOORS, SET WITHIN A GENEROUS PRIVATE GARDEN OF 0.24 ACRES AND LOCATED WITHIN THE HEART OF THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 5 bedroom barn conversion
- 0.24 acres
- Gas-fired central heating to radiators
- EPC - B / 86
- Chain free
- 4339.1 sqft/403.1 sqm
- Many unique features
- Constructed in 2015
- Council tax band - G
- Mature and private garden with external home office

Number 2 Rectory Farm Barns is generously proportioned and beautifully presented. It is part of a prestigious Lowden development of four grand barn conversions built in 2015. The property is located close to the centre of the village with views over St Mary's Church and just a stone's throw from the primary school. The property boasts accommodation extending to 4339 sqft and is finished to exacting standards throughout with high vaulted ceilings, solid oak floors & doors and a wealth of exposed timbers from the original barn.

The accommodation comprises a stunning vaulted reception hall with stairs to a galleried landing which overlooks the entrance hall on one side and the kitchen/breakfast room on the other. Just off the entrance hall is a handy utility room which houses the usual white goods, cupboards, utility sink, a WC, plus a plant and tech cupboard. The kitchen/breakfast room boasts a fully glazed rear elevation overlooking the garden with bi-fold doors opening to a patio area. The kitchen is fitted with contemporary cabinetry including deep pan cupboards and pull-out larders, granite work surfaces with matching central L shaped island. Thoughtfully designed bench seating in the breakfast area provides cleverly concealed storage. There is a range of integral appliances including an induction hob, twin ovens, extractor, dishwasher and an American style fridge/freezer.

The open-planned living/dining room boasts exposed timbers, French doors to the garden and a feature fireplace housing a wood burning stove. Off the inner hallway is a large bedroom with fitted wardrobes and a luxury en-suite bathroom with walk-in shower. From the inner hallway is a second staircase leading to the first floor. Over the first and second floor, there are four further large double bedrooms and three bathrooms (two en-suite). Bedroom five makes a wonderful office/studio with a glazed elevation which overlook the vaulted area.

Outside the property is accessed via a private road with secure electric gated entry. There is ample off road parking & bicycle storage to the front of the property. The rear garden has been professionally landscaped and is laid mainly to shaped and manicured lawns with well stocked flower and shrub borders. There is a generous paved patio plus paved pathways that lead to the rear of the garden where there is an additional decked terrace, vegetable garden, timber shed/greenhouse and external home office with power, underfloor heating and internet connection. The rear garden enjoys excellent levels of privacy and seclusion and backs on to a mature wooded area that abuts the river Cam.

**Location**

Great Shelford is a sought-after village just to the south-east of the city, with an excellent range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including supermarket, bakery, chemist and butcher.

The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

**Tenure**

Freehold

**Services**

Mains services connected. include: gas, electricity, water. Private drainage.

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band - G

**Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

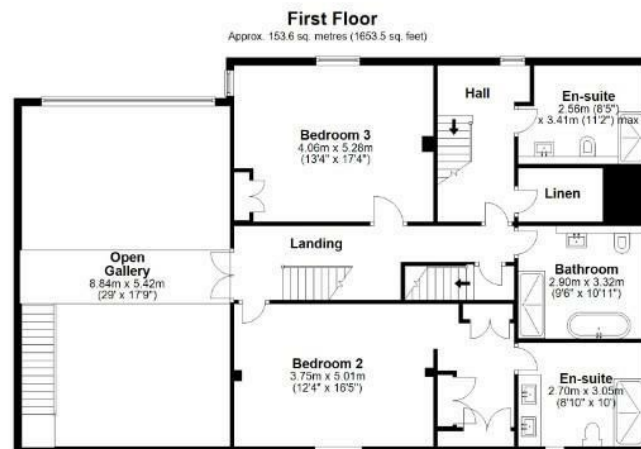
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.

**Agents Note**

Klargester buried in the rear of 1 Rectory Farm Barns garden collects waste water from all houses on development. Sewage pump pumps into the main sewage system.







Main area: Approx. 403.1 sq. metres (4339.1 sq. feet)  
Plus external home office, approx. 12.3 sq. metres (131.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



