



The Old Byre, 15 Redgates Lane
CB10 2LW



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

The Old Byre

15 Redgates Lane | Swards End | CB10 2LW

Offers Over £1,000,000

- Attractive single-storey barn conversion (2012) with flint, brick and weatherboard elevations
- Spacious open-plan kitchen/dining/living room, the natural heart of the home
- Mezzanine snug offering a flexible second sitting area or study space
- Five generous bedrooms, including a principal bedroom with en suite
- Additional reception/family room with garden views
- Three bath/shower rooms finished in complementary natural tones
- Private enclosed garden with large lawn and generous stone terrace
- Ample driveway parking and useful external store, all set within approx. 0.25 acres

The Property

Quietly positioned along a gently curving lane in the desirable village of Swards End, The Old Byre is a beautifully light and versatile five-bedroom, three bathroom single-storey, detached barn conversion offering an appealing blend of character, space and relaxed modern living. Converted in 2012 with a mindful respect for its agricultural past, the property combines flint and brick elevations with weatherboard cladding and vaulted interiors, creating a home that feels both timeless and wonderfully comfortable.

The Setting

The Old Byre enjoys a delightful setting on the edge of the highly regarded village of Swards End, a peaceful yet well-connected community just a mile from the market town of Saffron Walden. The village itself offers a welcoming atmosphere with a parish church and village hall at its heart, while Saffron Walden provides a full range of everyday amenities, boutique shops, restaurants, and well-regarded schools, including the County High School.

For those commuting, Audley End mainline station is less than 10 minutes' drive, providing fast and regular services into London Liverpool Street in under an hour. Cambridge, with its world-renowned university, business parks, and cultural attractions, is easily accessible to the north, making Swards End ideally positioned for both work and leisure. The surrounding countryside is a particular feature of the area, offering miles of scenic walks, bridleways, and cycle routes right on the doorstep. The village pub at Radwinter is a short drive away, while the rolling hills of North Essex and South Cambridgeshire provide a quintessential English landscape of farmland, woodland, and historic villages. In all, Redgates Farm combines the tranquillity of a rural position with the convenience of excellent local facilities and swift access to London and Cambridge — a balance that is rarely found in such harmony.



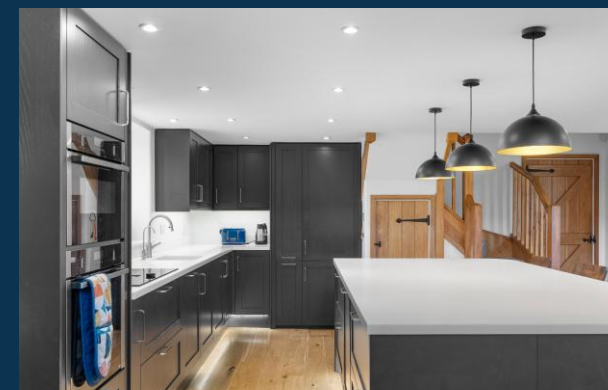


The Accommodation

The front door opens into the entrance hallway filled with natural light provides access to the hot water cupboard and opens into the outstanding open-plan kitchen, dining and living space. Immediately introducing the scale, warmth and uplifting natural light that define the property. This informal barn-style entry suits the house perfectly, welcoming family and guests directly into the sociable heart of the home.

Extending to more than 30 feet, the principal living area is a remarkable room: bright, airy and thoughtfully arranged to create distinct yet connected areas for cooking, dining and relaxing.

High-level glazing, skylights and a series of windows draw light deep into the space, enhancing the sense of openness beneath the vaulted ceiling. The kitchen is fitted with modern cabinetry, generous work surfaces and a substantial island, making it both practical and an inviting place to gather. The sitting and dining areas flow seamlessly, offering an everyday backdrop for family life while equally suited to larger gatherings and entertaining. Above, a charming mezzanine snug overlooks the room — an ideal retreat for reading, quiet work or children's play.



Positioned to the far end of the barn is a generous second sitting room, filled with natural light thanks to a full wall of glazing opening onto the garden. Its proportions and outlook make it perfectly adaptable: a relaxed family room, a substantial home workspace, a studio or hobby room — a rare luxury in a home of this style.

The bedroom accommodation is arranged along a peaceful corridor, thoughtfully tucked away from the main living areas. The principal dual aspect bedroom enjoys its own en-suite bathroom. There are three further double bedrooms, each well-proportioned and naturally bright and a fifth bedroom, ideal as a study, nursery or occasional guest room. A family bathroom and additional shower room complete the accommodation, both appointed in a simple, timeless style.

Outside

The Old Byre sits gracefully within its generous quarter-acre plot where the approach from Redgates Lane opens onto a broad paved driveway, offering ample parking and turning space directly in front of the house. The barn's traditional palette of weatherboard elevations, flint detailing and mellow clay tiles creates a timeless first impression, softened by lawned frontage and the presence of two handsome trees framing the façade.

To the rear, the property reveals a beautifully orientated garden, fully enclosed and enjoying excellent privacy. A large expanse of lawn sweeps out from the house, bordered by mixed planting, hedgerow and a charming flint-and-brick wall that adds texture and rural character. The central tree provides structure and gentle shade, giving the garden a natural, established feel. Directly outside the main living spaces is a wide stone terrace, an ideal setting for summer dining, relaxed seating, or family gatherings. With multiple sets of French doors opening from the house, this area becomes a natural extension of the internal living space, perfect for entertaining. To one side of the garden sits a practical outbuilding, currently used as storage, and there is ample scope for further landscaping or the creation of kitchen gardens, play areas or additional seating zones as desired.

Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – Stone, brick & timber framed

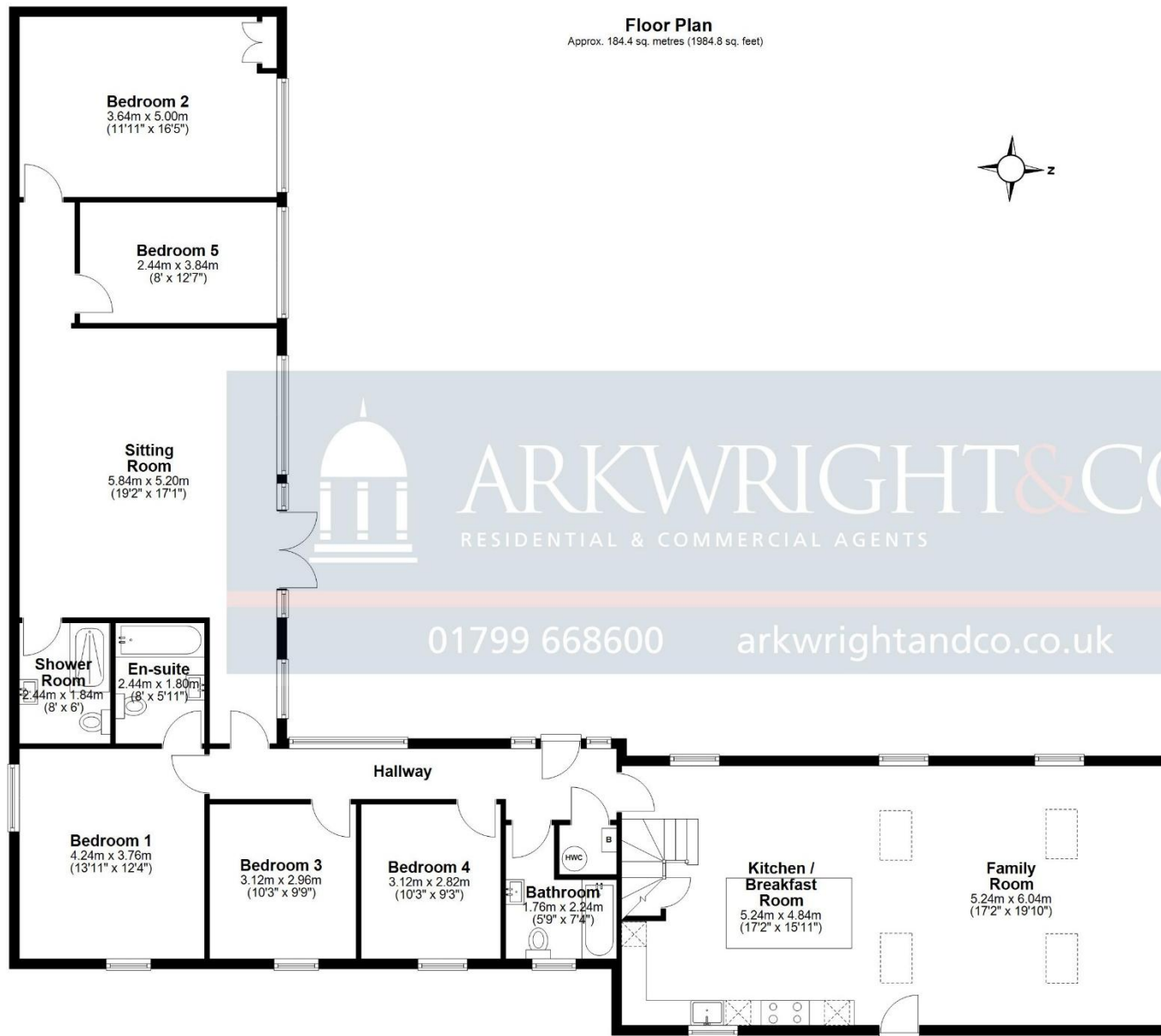
Local Authority – Uttlesford District Council

Council Tax– G





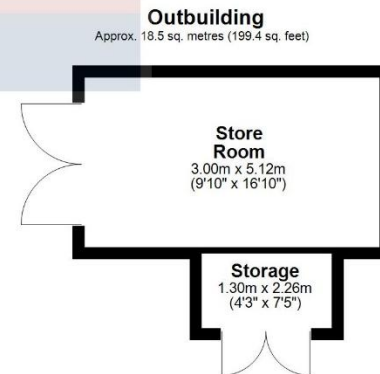




Floor Plan
Approx. 184.4 sq. metres (1984.8 sq. feet)



First Floor
Approx. 21.0 sq. metres (226.5 sq. feet)



Outbuilding
Approx. 18.5 sq. metres (199.4 sq. feet)



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Total area: approx. 224.0 sq. metres (2410.6 sq. feet)

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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