



Baythorne End, Halstead, CO9 4AF

CHEFFINS

Baythorne End

Halstead,
CO9 4AF

- Versatile Living Accommodation
- Private Position
- Wealth Of Period Features
- Master Bedroom With En-Suite Facilities
- Double Garage & Generous Driveway
- Commuting Distance To Cambridge
- No Onward Chain

A beautifully presented barn conversion offering versatile living accommodation and boasting a wealth of features and exposed timbers. The property benefits from many fine features including master bedroom with en-suite facilities, private gardens, generous driveway and double garage. Offered for sale with no onward chain. (EPC Rating D).

3 2 2



Guide Price £635,000



LOCATION

Baythorne End is a small hamlet adjoining the A1017, approximately 4 miles west of the historic market town of Clare and 14 miles east of Saffron Walden. Baythorne End itself offers a well served retail enterprise comprising a farm shop, butchery, giftware, cafe, wine merchant and antiques/retro centre. Both the larger towns offer a good range of shops, schools and recreational facilities. Saffron Walden is 2 miles from Audley End Main Line Station (London's Liverpool Street) and 5 miles from the M11 at Stump Cross (Junction 9)

ENTRANCE HALL/DINING AREA

19'5" x 11'4" (5.92m x 3.45m)

A generous entrance hall with an array of exposed beams, storage cupboards, staircase to the first floor.

DRAWING ROOM

22'5" x 16'4" (6.83m x 4.98m)

A beautiful room with vaulted ceiling, exposed beams and log burning stove. French double doors leading to the terrace area.

SITTING ROOM

19'3" x 15'8" (5.87m x 4.78m)

Exposed beams and brickwork and two sets of French doors leading to the terrace.

KITCHEN/BREAKFAST ROOM

15'10" x 10'6" (4.83m x 3.20m)

Fitted with a range of base and eye level units with inset sink. Integrated appliances include a Bosch oven and four ring electric hob, space for a dishwasher, washing machine and fridge/freezer (white goods not included). Door leading to the front of the property and parking area, door to:

UTILITY ROOM

Fitted with a range of wall and base units with inset sink, space for washing machine and tumble drier.

CLOAKROOM

With low level WC and wash hand basin.

MASTER BEDROOM

17'7" x 14'4" (5.36m x 4.37m)

Boasting an array of exposed beams, built-in wardrobes, French double doors to garden, door to:

EN-SUITE Fitted with a three piece suite comprising shower cubicle, pedestal sink unit, WC, heated towel rail, roof window.

BEDROOM TWO

14'10" x 10'8" (4.52m x 3.25m)

A double bedroom with exposed beams, feature brickwork, built-in double wardrobe.

FIRST FLOOR

GALLERIED LANDING

A beautiful galleried landing over looking the Drawing Room, this has been utilised as a music room/fitness area but could be utilised as a study area also with access to:

BEDROOM THREE

16'4" x 10'9" (4.98m x 3.28m) A double bedroom with exposed beams, built-in wardrobe.

BATHROOM

Fitted with a three suite comprising a panel bath with shower attachment over, pedestal sink unit and WC.

OUTSIDE

The property is approached via a gravel driveway which leads to the driveway which provides off road parking for several vehicles. Adjacent to the property is a double garage which has power and lighting connected.

The property enjoys private gardens which wrap around the property to three aspects, with mature trees, flower

beds with hedging. There is a private and secluded terrace area which is overlooked by the master bedroom suite. The garden is enclosed with a high level brick wall and border fencing.

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

The garden photos added to the brochure are from a previous summer, the grass is currently being re-seeded.

VIEWINGS By appointment through the selling agents

Special Notes - 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





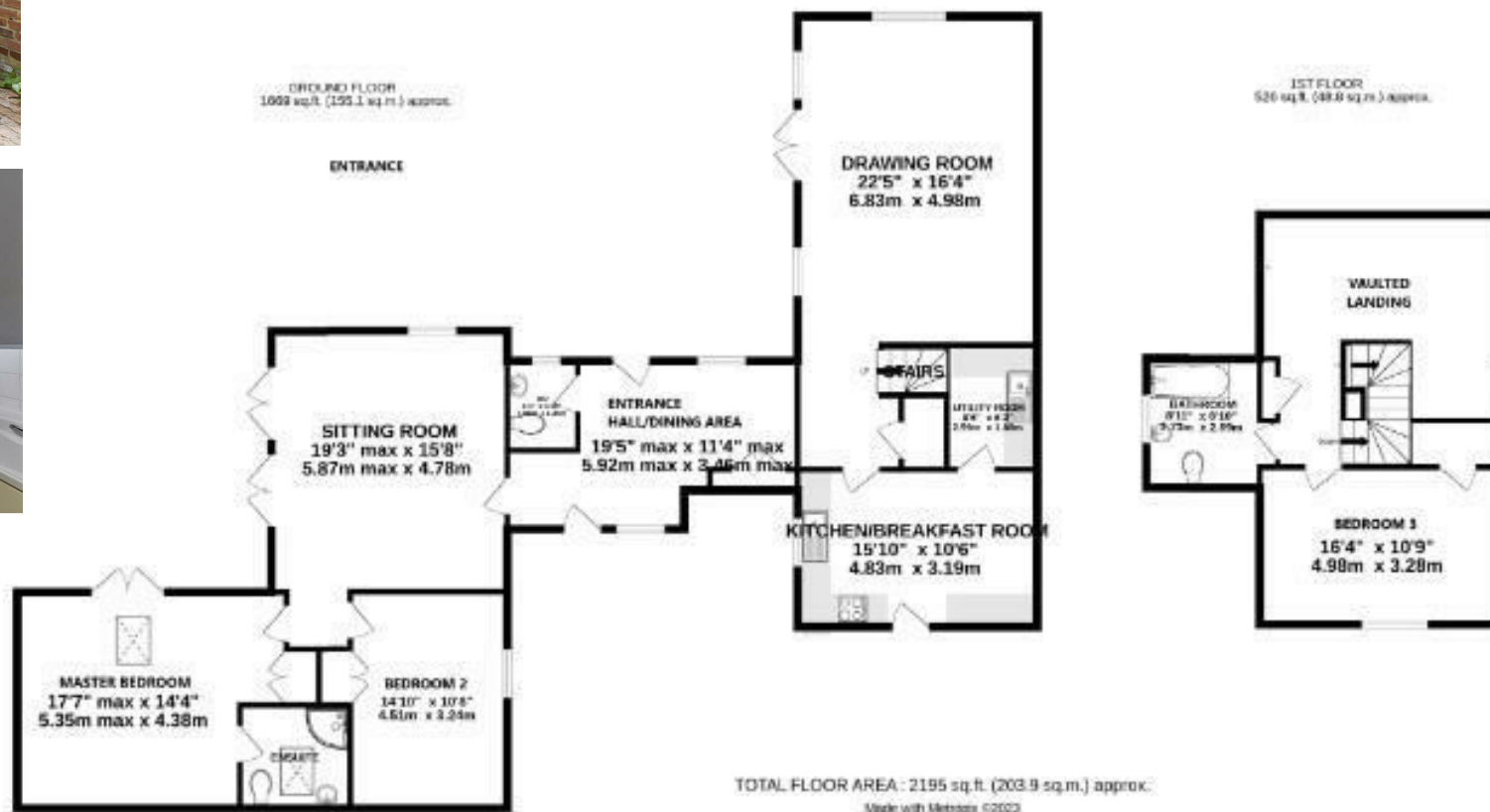
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		
(51-61) B		
(39-50) C		
(29-38) D		
(19-28) E		
(11-18) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	58	69
EU Directive 2002/91/EC		

Guide Price £635,000

Tenure - Freehold

Council Tax Band - F

Local Authority - Braintree District Council



CHEFFINS

27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.