



Freezes Barns, Steeple Bumpstead, CB9 7DJ

**CHEFFINS**

## North Street

Steeple Bumpstead,  
CB9 7DJ

A stunning detached barn enjoying beautifully appointed accommodation, together with a landscaped garden. The barn forms part of a small cluster of barn style new build properties in the center of the village.

4 3 2

**Guide Price £735,000**





## LOCATION

Steeple Bumpstead is a popular village which lies on the Essex and Suffolk borders approximately three miles South of Haverhill and 20 miles from Cambridge, 13 miles from Saffron Walden and 19 miles from Bury St Edmunds. Steeple Bumpstead benefits from facilities including off licence/general stores, public house and primary school.

## GROUND FLOOR

### RECEPTION HALL & SITTING AREA

Timber entrance door with three quarter height double glazed window to the front and a number of glazed panels flooding the room with natural light. A spacious and welcoming hallway with seating area to the rear and staircase rising to the first floor, two built-in storage cupboard and a built-in drinks cupboard with shelving, wine rack and space for wine cooler. Exposed oak framing and solid oak doors to adjoining rooms.

### SITTING ROOM

A triple aspect room with exposed oak framing and an impressive inglenook fireplace with granite hearth and inset stove.

### STUDY/SNUG

A versatile, multi-purpose room with double glazed door and adjoining double glazed window providing access to the private courtyard.

### DINING ROOM

Double glazed window overlooking the garden. Solid oak door leading to:

### KITCHEN BREAKFAST ROOM

A dual aspect room with double glazed windows to the front and rear aspects providing a good degree of natural light. The kitchen is fitted with a range of base and eye level units with marble worktop, ceramic sink unit, integrated dishwasher and washing machine, space for American style fridge freezer and range cooker. A glazed stable door provides access to the outdoor space and garden.

## CLOAKROOM

Comprising low level WC, wash basin and obscure double glazed window.

## FIRST FLOOR

### GALLERIED LANDING

An impressive galleried landing with original exposed timber framing and views out to the garden. Double glazed window to the front aspect and deep built-in airing cupboard with shelving.

### BEDROOM 1

A pair of double glazed windows to the rear aspect overlooking the garden, further full-height double glazed window to the side aspect. The room is fitted with a range of wardrobes and further built-in storage. Door to:

### EN SUITE

Comprising panelled bath, low level WC, wash basin, shower enclosure and obscure double glazed window.

### BEDROOM 2

A pair of double glazed windows overlooking the garden. Fitted wardrobes.

### BATHROOM

Comprising panelled bath, low level WC, wash basin, shower enclosure and obscure double glazed window.

### BEDROOM 3

Double glazed window to the rear aspect overlooking the garden, plus full height double glazed window to the side aspect.

## BEDROOM 4

Double glazed window to the front aspect and built-in wardrobes.

## EN SUITE

Comprising shower enclosure, wash basin, WC and obscure double glazed window.

## OUTSIDE

The Barn forms part of a small former farmyard development in the centre of the village, tucked away whilst being within walking distance of the local amenities and facilities. To the front of the property is a block paved driveway providing extensive off-street parking, in turn leading to the detached double garage. The rear garden has been landscaped with a paved terrace adjoining the rear of the property, in turn leading to a decking area with pond and a further decking area for al fresco entertaining. The gardens enjoy a good degree of privacy. In addition to the main garden is a private paved courtyard adjoining the snug/study, which leads to another garden area at the side of the property and a wood/tool shed and has additional gated access from the front path and wrought iron gates from the side path and kitchen.

## DETACHED DOUBLE GARAGE

Two pairs of timber doors providing vehicular access, power and lighting connected.

## VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £735,000

Tenure - Freehold

Council Tax Band - F

Local Authority - Braintree

Approx gross internal floor area 209 sqm (2250 sqft) excluding Void

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.