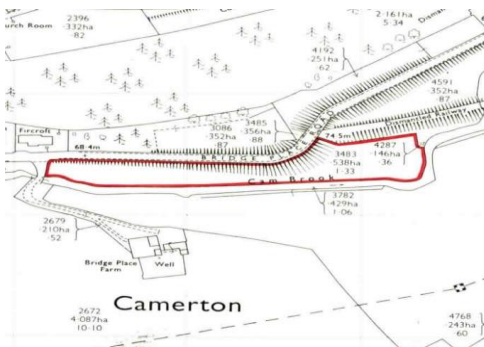




- A fully enclosed paddock with easy vehicle access and river frontage approx. 1.3 acres
- Detached wooden barn measuring internally approx. 530 square feet or 50 square metres
- Internally the barn has a drop down ladder to a mezzanine level, power and water
- Steel shipping container measuring internally approx. 155 square feet or 14.5 square metres
- Forecourt hard standing immediately to the front of the barn and container
- A tractor, most of the contents of the barn and container will be included in the sale



"Detached wooden barn with mains power & water, shipping container, approx 1.3 acres of land benefitting from easy vehicular access and enjoying a charming river frontage".

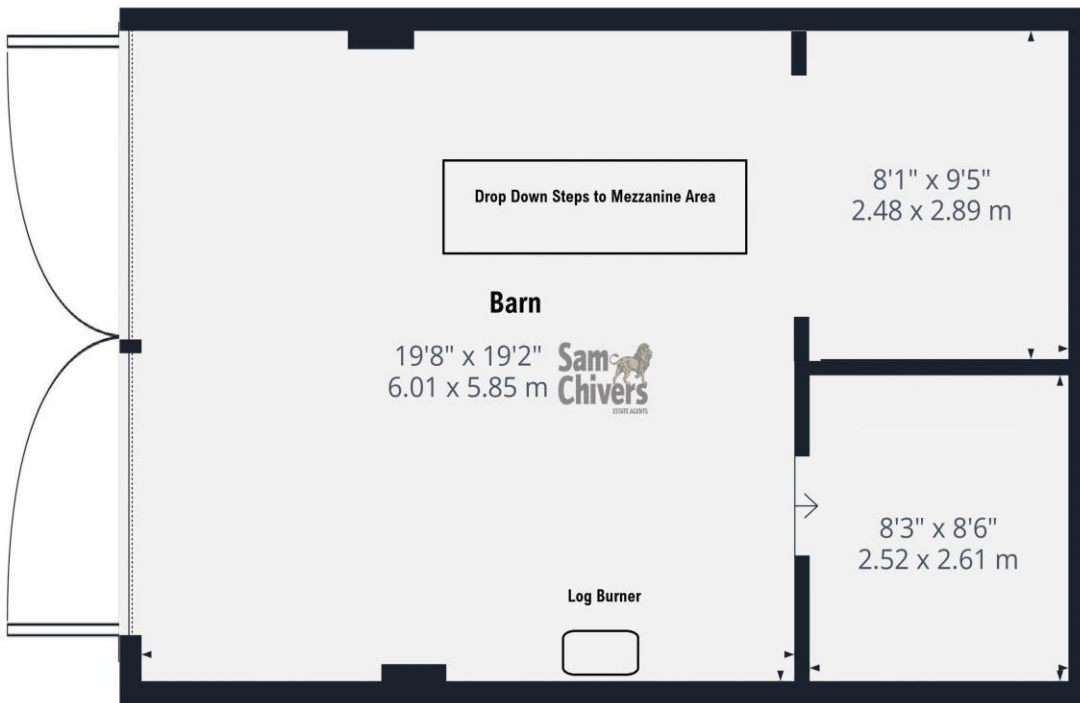
The Barn measures approximately 530 square feet or 50 square metres internally with mezzanine. There is a log burner installed (not certificated) and a drop down steps rising up to the mezzanine. The barn has mains electricity and water. Most of the contents of the barn and container will be included in the sale.

Approached directly from Bridge Place Road via a five-bar metal gate, a gradient approach leads to a hard stand forecourt immediately to the front of the barn.

A grassed meadow stretches for approximately 220 metres or 730 feet, bordered on its Northern boundary by an embankment rising to a country lane and on its Southern boundary by the Cam Brook. To the rear of the barn is a connect open store housing a tractor which will be included in the sale.

Tenure: Freehold.





Approximate total area⁽¹⁾
683 ft²
63.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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