



The Old Barn, Thaxted Road  
CB11 3LS



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# The Old Barn

Slough Farm | Debden | CB11 3LS

Guide Price £1,750,000

- An impressive, five-bedroom, Grade II listed property with immense character
- Principal bedroom suite with dressing room and ensuite bathroom
- Sitting on a generous plot in excess of 2 acres
- Accommodation over three floors, extending to approximately 3264 sqft
- A superb, self-contained, one-bedroom annexe
- A large barn/warehouse providing a generous storage area with a range of potential uses
- Idyllic location with uninterrupted countryside views and swimming pool
- Council Tax Band: G

## The Property

A truly unique and highly individual, five-bedroom period property of distinctive style believed to date back to the 17<sup>th</sup> century, situated in this stunning location on the outskirts of this popular and highly regarded village, enjoying superb views over surrounding open countryside. In addition, the property sits on a wonderful plot with large barn, one-bedroom annexe and swimming pool.

## The Setting

The Old Barn is located on the outskirts of Debden, ideally situated between the picturesque Medieval market town of Saffron Walden and the town of Thaxted. Debden is a much sought after village approximately 4 miles south of Saffron Walden. The well served village benefits from a pub, restaurant, village shop, primary school, well attended parish church and recreation ground. Located just outside the village is the wonderful Debden Barns, an attractive 17th century Barn where you will find the Elder Street Cafe & Deli as well as the delightful mix of the Evergreen Florists and the Gallery Therapy Rooms. Debden is ideally situated for the London commuter with Newport railway station within approximately 4 miles, the M11 is also within easy reach.

## The Accommodation

In detail, the property comprises of a spectacular entrance hall opening into the living room with floor to ceiling glass with views over the stunning countryside and internally the oak staircase and exposed beams. Doors lead to adjoining rooms with understair storage and cloakroom with W.C and wash hand basin. To the right sits the dual aspect





office/snug. To the left is the dining room with patio doors leading onto the rear garden and door into the kitchen. The bespoke, handmade kitchen is fitted with a matching range of eye and base level units with granite worksurface over and sink unit incorporated. Integrated appliances include electric oven and wine cooler. Space and plumbing for electric aga, fridge/freezer and dishwasher. A central island/ breakfast bar houses the induction hob and provides additional preparation space. There is a door to the pantry and spiral staircase providing independent access to the principal bedroom suite. In addition, a door leads to the utility room with a matching range of eye and base level units with worktop over and sink unit incorporated. Space and plumbing for washing machine and tumble dryer with stable door leading to the rear garden.

The stunning, first floor galleried landing provides an additional reception area, built in storage cupboard, stairs rising to the second floor and has doors leading to three, double bedrooms and family shower room. Bedroom one is a superb space with a good size walk dressing room and ensuite bathroom. Bedroom two has exposed beams and window overlooking the rear garden. Bedroom three has a window to rear aspect. The family shower room comprises of shower enclosure, W.C, wash hand basin and heated towel rail.



The second floor, galleried landing provides access to two further bedrooms. Bedroom four has window to side aspect and door to ensuite wet room with W.C and wash hand basin. Bedroom five has window to side aspect.

Located to the right- hand side of the property is the one-bedroom, self-contained annex. The kitchen is fitted with a matching range of units with worksurface over and sink unit incorporated. Integrated appliances include electric oven, electric hob with extractor fan over and wine cooler. The dining/ living space has two windows and door to the barn. The shower room comprises W.C, wash hand basin, shower enclosure and heated towel rail. Bedroom one is a double bedroom with window and built in storage.

## Outside

The property is approached by a gravelled driveway with views over adjoining countryside. The garden is laid mainly to lawn and benefits from a swimming pool. The generous warehouse is a versatile space with electric roller door and can facilitate numerous vehicles. It also provides independent access to the annex.

A variety of established shrubs and trees are situated throughout the garden and picket fencing separates the garden and additional paddock. A greenhouse is attached to a timber shed. The patio area provides a superb outdoor entertaining space and runs the full length of the property.

## Services

Mains electric and water is connected. Oil central heating and drainage is via a septic tank.

## Local Authority

Uttlesford District Council

## Council Tax

G



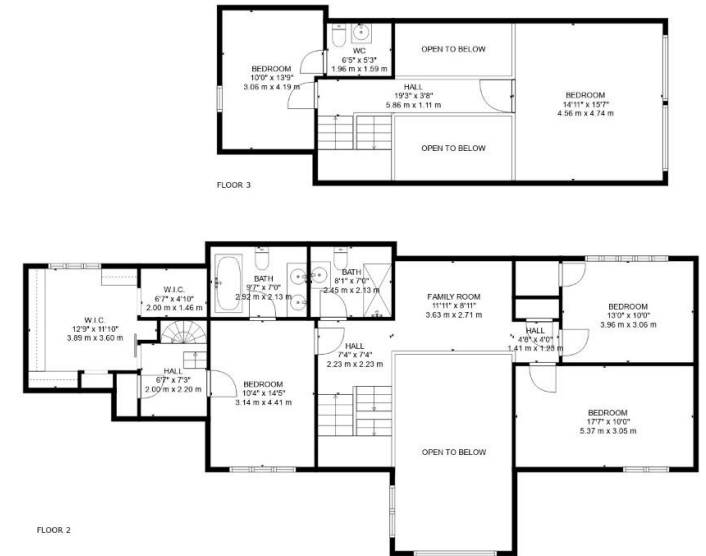
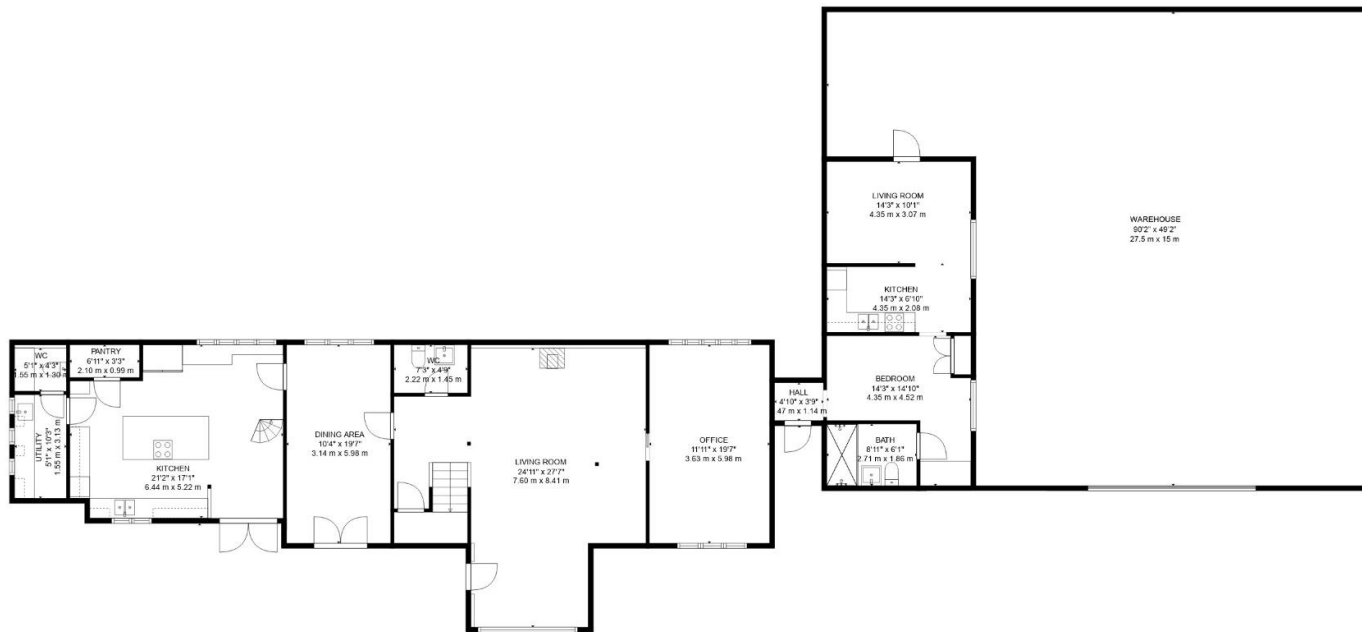








**GROSS INTERNAL AREA**  
FLOOR 1: 1959 sq. ft, 182 m<sup>2</sup>, FLOOR 2: 1110 sq. ft, 103 m<sup>2</sup>, FLOOR 3: 195 sq. ft, 18 m<sup>2</sup>  
EXCLUDED AREAS: WAREHOUSE: 2049 sq. ft, 190 m<sup>2</sup>, PATIO: 1444 sq. ft, 134 m<sup>2</sup>, PORCH: 675 sq. ft, 63 m<sup>2</sup>,  
OPEN TO BELOW: 299 sq. ft, 28 m<sup>2</sup>, LOW CEILING: 394 sq. ft, 36 m<sup>2</sup>  
TOTAL: 3264 sq. ft, 303 m<sup>2</sup>







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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