



Farm Cottage
Castle Camps, Cambridgeshire

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Farm Cottage, Camps End, Castle Camps, Cambridgeshire CB21 4TR

The village of Castle Camps is a pleasing mixture of period houses and cottages and more recently constructed homes. The village has a public free house, primary school, Church and village hall. Secondary schooling is at the well-regarded Linton Village College, The market towns of Saffron Walden and Haverhill with excellent shopping and recreational facilities are about 7 miles and 4 miles away respectively with the City of Cambridge 16 miles away. Audley End mainline station offering a commuter service into London's Liverpool Street is about 9 miles away and the M11 motorway access point is about 12 miles distant. London Stansted Airport is around 25 miles away.

Offering a mix of old and new accommodation, this unique 2,490 sq.ft property comprises of a recently constructed 4 bedroom single storey barn and a characterful 1 bedroom detached period cottage. Sitting in the middle of just under an acre of undulating countryside, the property enjoys an idyllic, tranquil location convenient for Saffron Walden and Cambridge. In all about 0.93 of an acre with additional meadow available by separate negotiation.

A unique property comprising a recently constructed 4 bedroom single storey barn and a characterful 1 bedroom detached period cottage.

Farm Cottage Barn:

HALLWAY A bright hallway with doors leading to:

CLOAKROOM WC and wash hand basin.

UTILITY ROOM Fitted with a wall and base units with worktop over, incorporating a stainless steel sink inset. Space and plumbing for a washer and dryer, fridge.

STUDY A part panelled study with plenty of room for desk and chair with door leading out to the rear garden, offering a quiet sanctuary in which to work from.

KITCHEN/FAMILY ROOM Extensively fitted by Neptune with wall and base units with quartz worktops over, perfect for entertaining. Integrated appliances include Everhot range cooker, Neff oven, Miele dishwasher, fridge/freezer and larder unit. A lovely brick fireplace with wood burner sits at the end of the room and French doors leading outside onto the terrace and gardens.

SITTING ROOM Featuring a brick fireplace with oak bressumer, wood burner inset upon a brick hearth, exposed beams, floors and French doors leading outside onto the terrace and gardens.

BEDROOM 1 A spacious master suite with dual aspect windows offering views onto the courtyard and fields to the rear. **En-Suite** Comprising large walk-in shower, panelled bath, wash basin, heated towel rail and tiled floor.

BEDROOM 2 A double room with exposed beams and views out on the courtyard.

BEDROOM 3 A double room with views to rear of the garden

BEDROOM 4 A characterful double room with views out to the rear garden

FAMILY BATHROOM Comprising panelled bath, wash basin, WC and tiled flooring.

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Farm Cottage:

Entrance into a charming Sitting Room with inglenook fireplace, dual aspect views and exposed beams, leading through to the Kitchen/Dining Room with a range of units with butler sink inset, space for a washing machine and fridge, breakfast table and chairs and views across the grounds. The first floor comprises spacious bedroom with exposed beams and brickwork, storage cupboards and a bathroom with panelled bath, WC, pedestal sink and large storage cupboard.

Outside

The property is approached via a pair of 5 bar gates with a parking and turning area suitable for multiple vehicles in turn leading to the cart lodge/garage. The grounds are an asset to the property with approaching 1 acre of immediate garden that encompasses the property and enjoys large expanses of lawn interspersed with mature flower beds, a pond, orchard and a range of mature trees, all enjoying absolute privacy and tranquillity. There is a large paved dining terrace ideal for Al-fresco entertaining. The property further enjoys a large paddock that is available under separate negotiation and measures approx. 0.685 of an acre.

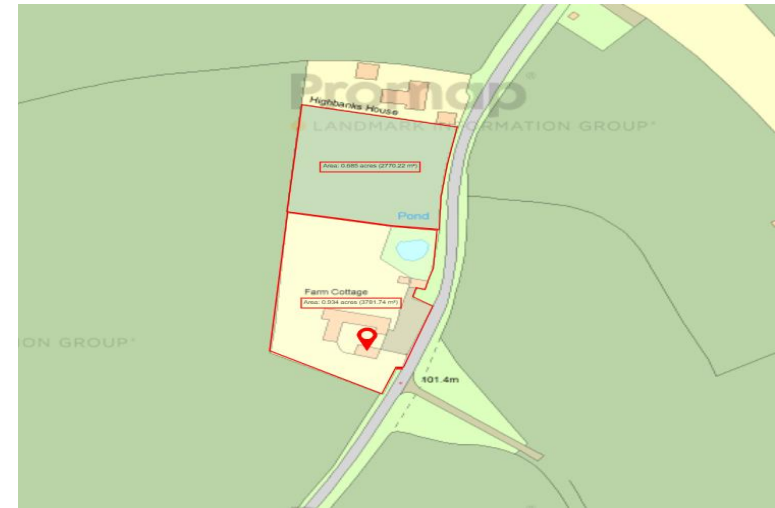
TENURE: Freehold.

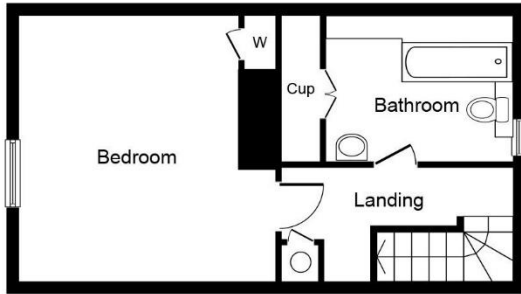
SERVICES: Septic tank, electricity and oil-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: South Cambridgeshire District Council. Council Tax Band:E. £2,622.24 per annum.

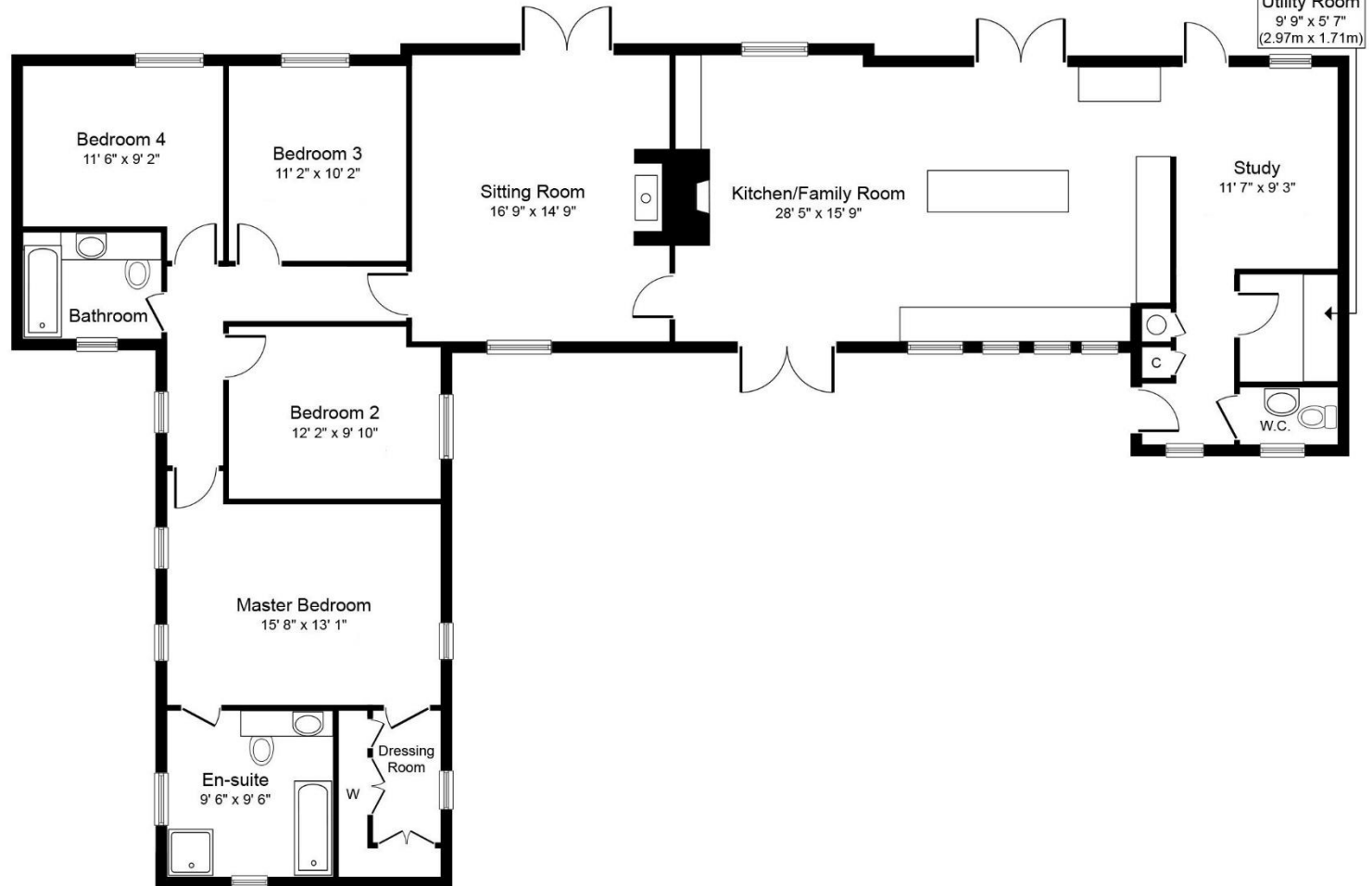
EPC RATING: D.

VIEWING: Strictly by prior appointment through DAVID BURR.

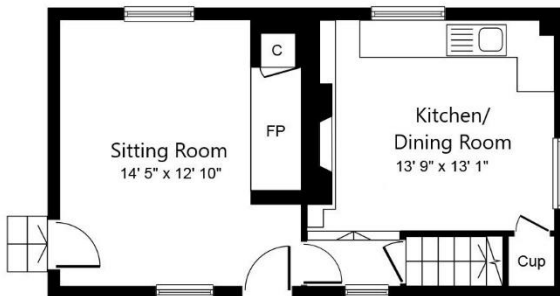




First Floor
Approximate Floor Area
370 sq. ft.



Main House
Approximate Floor Area
1,749 sq. ft.



Ground Floor
Approximate Floor Area
370 sq. ft.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



