



**Carnold's Barn**  
**Shudy Camps, Cambridgeshire**

**DAVID  
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# Carnold's Barn, Main Street, Shudy Camps, Cambridgeshire CB21 4RA

The historic village of Shudy Camps, situated in the South-East corner of Cambridgeshire, takes its name from settlements in the area that began in small clearings in the woodland. Amenities such as schools available in neighbouring villages and towns including Castle Camps for primary education or neighbouring Linton, Cambridge and Saffron Walden for a choice of Public and State controlled schools. Shudy Camps affords easy access to road and mainline train stations for onward journeys to Cambridge, London and beyond. For those destinations further afield, Stansted Airport can be reached by car in approximately 35 minutes.

A well presented circa. 3,400 sq.ft detached barn situated in 4.6 acres of formal gardens and paddock that could be utilised for equestrian facilities. The property sits in a quiet village location and is predominantly tucked away from the road and enjoys off-road parking for multiple vehicles and a garage.

## A well presented 3,400 sq.ft detached barn situated in 4.6 acres of formal gardens and paddock that could be utilised for equestrian facilities.

Entrance into:

### First Floor

**KITCHEN/BREAKFAST ROOM** A spacious kitchen/breakfast area with a range of wall and base units under granite worktop with sink inset. Aga cooker, space for a dishwasher, fridge/freezer and plenty of space for a dining table and chairs, brick tiled flooring, exposed beams and doors off.

**DRAWING ROOM** A lovely and light triple aspect reception room with exposed beams and a log burning stove set upon a brick tiled hearth with views across the immediate gardens. Staircase to the first floor and door to:

**DINING ROOM** Another charming reception room with exposed beams and views across the gardens.

**STUDY** With a range of fitted shelving.

**UTILITY/BOOT ROOM** Located to the rear of the property this practical space incorporates a boot room and separate utility room with a range of wall and base units, space and plumbing for a washing machine, tumble drier and undercounter fridge and freezer.

**LANDING** A galleried landing with access to the bedrooms.

**BEDROOM 1** A spacious vaulted triple aspect bedroom enjoying a lot of natural light with exposed beams and views across the grounds. **En-Suite** comprising bath with shower attachment, vanity sink unit, airing cupboard and WC.

**BEDROOM 2** Another spacious vaulted double bedroom with exposed beams and an **En-Suite** comprising bath with shower attachment, vanity sink unit and WC.

**BEDROOM 3** Another double bedroom.

**STUDY AREA** Located off the secondary staircase with an opening into a large first floor reception space, which is currently utilised as a study area with a range of fitted desks which could also be utilised a sitting room/snug or optional fifth bedroom.

**BEDROOM 4** A double bedroom with exposed beams.

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**BATHROOM** With panelled bath with shower over, WC and wash hand basin.

## Outside

The property is approached via a driveway with parking and turning for multiple vehicles with gates leading through to a **CAR PORT** and **GARAGE** beyond with adjacent adjoining **WORKSHOP**. A track leads to the side of the property creating access for the stunning **4.6 acre grounds** which consist of formal two tiered gardens with extensive dining terrace, **Swimming Pool** and a walled garden. The walled gardens also enjoy a range of mature trees, planting and beds with post and rail fence enclosing the **Paddocks** and orchard beyond.

**EPC RATING:** TBC

**VIEWING:** Strictly by prior appointment through DAVID BURR.

**TENURE:** Freehold.

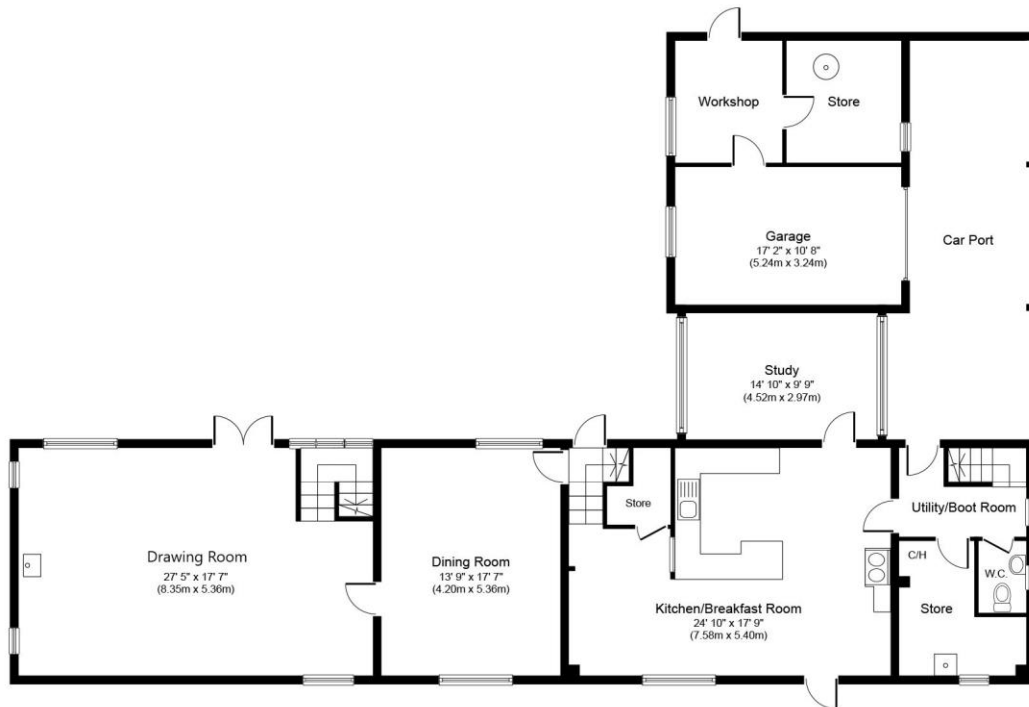
**SERVICES:** Mains drain, electricity and oil-fired heating. **NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** South Cambridgeshire District Council. Council Tax Band: G. £3,626.75 per annum.

**VIEWING:** Strictly by prior appointment through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





**Ground Floor**  
**Approximate Floor Area**  
**1,904 sq. ft.**  
**(176.9 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**1,518 sq. ft.**  
**(141.0 sq.m.)**

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.

