



265 sqm / 2866 sqft

Double garage and parking

1110 sqm / 0.27 acre (STS)

Barn converted 2006

Detached barn & annexe

EPC - C / 72 (barn)

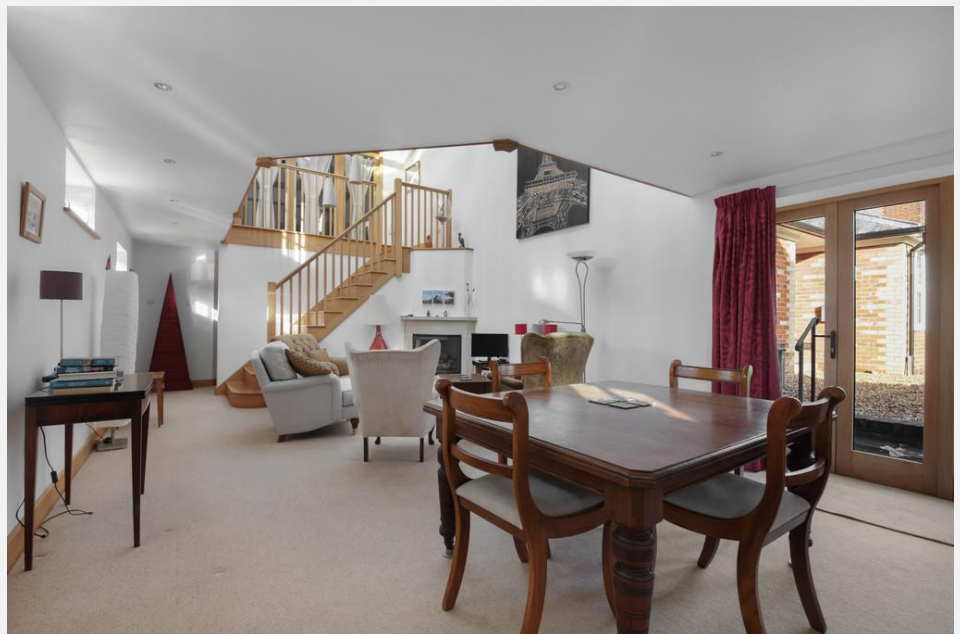
5 beds, 5 recep, 4 bath

Council tax band - E (barn)

Mill Farm Lane

An exceptional barn conversion, with a fully independent annexe providing a total of 2866 sqft (265 sqm) of high-quality accommodation.

The property is set in mature grounds of around 0.27 acres, with a double garage and off road parking. No upward chain.



Guide Price
£895,000



The Barn House was converted in 2006 to a very high standard by local builders, The Cambridge Building Company. In its grounds stands Garden House, which is a spacious, fully independent annexe, ideal for a dependent relative.

Offering unrivalled versatility, the property would be ideal for those looking to live in an extended family unit, someone looking for a generous work from home space or a buyer looking to purchase a property where an income can be provided.

Both homes have their own unique character, but each is finished to a high standard and has an independent front door giving a sense of separation and privacy.

The Barn House and Garden House have been independently assessed for council tax and each has its own EPC, as detailed later in these particulars. They also have separate utilities.

Set in a generous 0.27 acre plot, the property is set on the edge of the village and is accessed via Mill Farm Lane which is off Sawston Bypass.

The Barn House provides 1705 sqft (158 sqm) of accommodation and is a handsome building converted in 2006 to exacting standards. The property features high quality oak doors throughout, has a beautiful oak staircase and an impressive galleried landing. The property offers flexible accommodation, with bedrooms on the ground and first floor and there is a lovely garden room with views to the front. The building enjoys lots of light provided by numerous windows and glazed doors, and roof lights flood natural light into the centre of the building.

Approached over a neat front garden, the front door opens to a wide entrance hall with roof lights providing natural light and there is a built-in cupboard for storing coats and shoes. There is a study which opens to a lovely garden room and this has a vaulted ceiling and two pairs of double doors opening to the garden.

The main living space is open plan with the sitting area being double height, and there is a vaulted ceiling with exposed timbers and roof lights. From here the staircase leads up to the first floor and there is a lovely stone fireplace inset with a

modern stove. The dining area is adjacent to the sitting area and has glazed doors leading out to the garden. The kitchen is set at the far end and is laid out in such a way as to feel partially screened from the rest of the room. The kitchen is fitted with a range of high-quality units set above and below the working surfaces and there is a built-in double oven and microwave, and an integrated dishwasher and a fridge with a freezer compartment.

At the far end of the barn there is a door leading through to an inner hallway, and this opens to a double bedroom and a family bathroom fitted with a bath with power jets, a separate shower enclosure, w.c and hand-basin. There is also a utility area and this houses a washing machine and freezer. There is a concealed sink and a door out to the rear garden and garage.

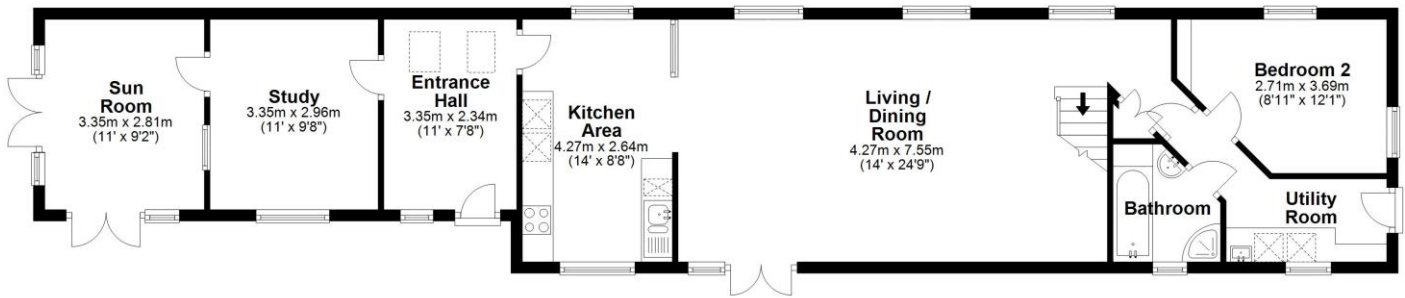
The galleried landing is a real feature of this lovely home and has extensively fitted cupboards along one wall providing ample storage. There is a second sitting room at this level with a modern inset stove and bi-fold doors, which open to the landing. This room would be ideal as an additional bedroom if needed. The main bedroom is set at the other end of the landing and has a real sense of privacy. The bedroom is dual aspect with storage built into the eaves and there is an en-suite shower room and a walk-in wardrobe.

Garden House provides 1163 sqft (108 sqm) of accommodation and is bright and well planned. The entrance hall is spacious and welcoming, and there is a generous, dual aspect, sitting / dining room with a gas fireplace. The kitchen/breakfast room is fitted with cabinets and has space for a cooker and fridge and the adjacent utility room has further cabinets and space for further appliances. The annexe has three double bedrooms, with both the larger rooms having fitted wardrobes, whilst the smaller double has an en-suite shower room and a wardrobe recess. There is also a family bathroom fitted with a shower enclosure, w.c and hand-basin. The loft space is boarded and is accessed from the utility room via a fitted loft ladder. The EPC for the annexe is D / 59 and the council tax band is in the process of being assessed and will be confirmed shortly



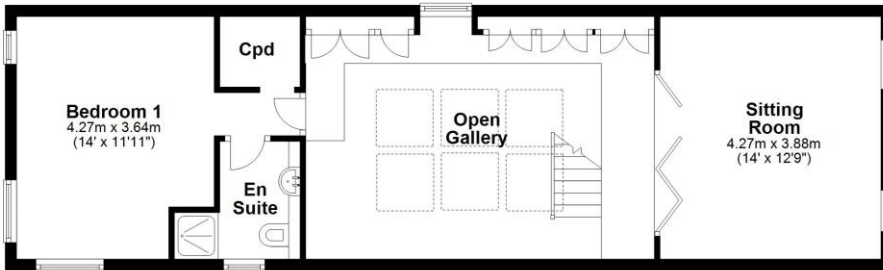
Ground Floor

Approx. 93.0 sq. metres (1000.9 sq. feet)



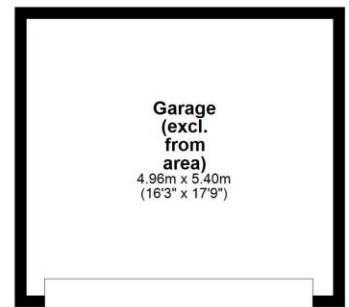
First Floor

Approx. 65.4 sq. metres (704.3 sq. feet)



Garage

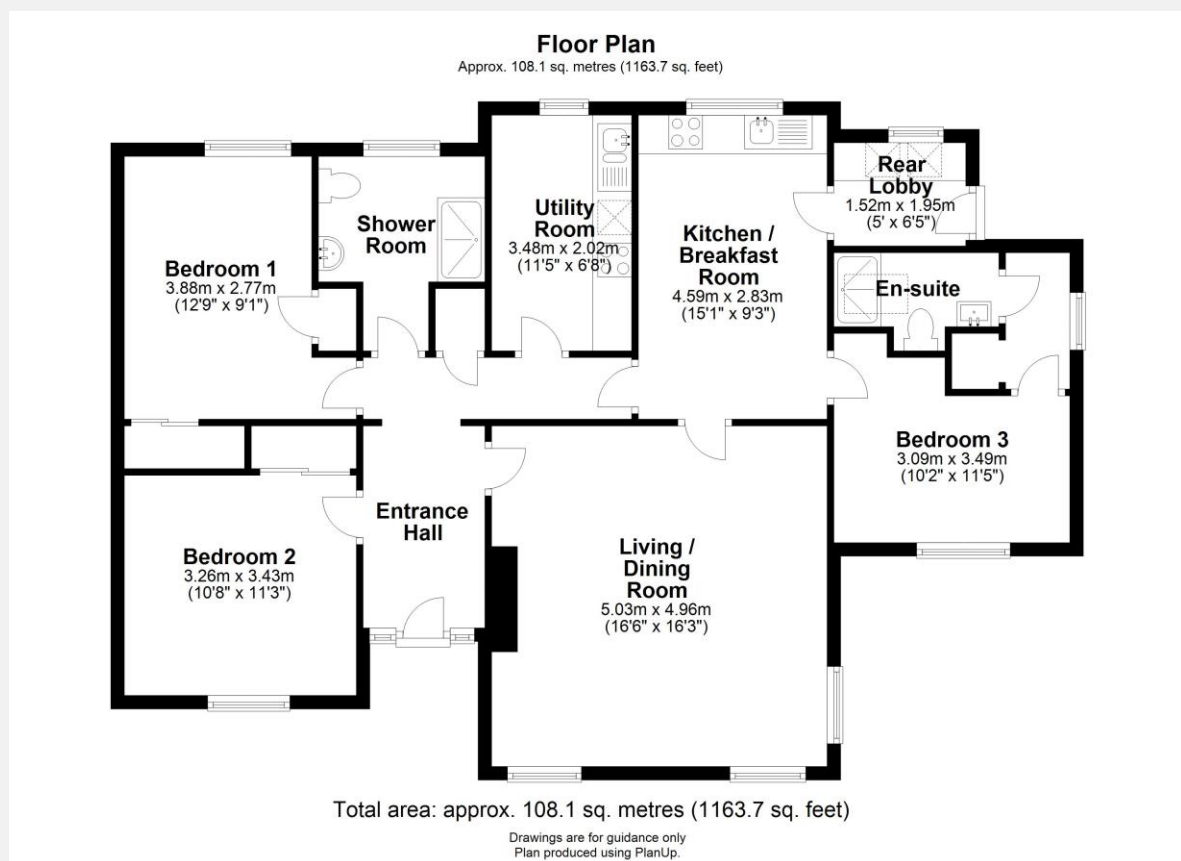
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 158.4 sq. metres (1705.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Total area:
Approx. 266 sqm
(2,866 sqft)



Outside there is a double garage with power and light. There is an electric door fitted with a wicket which allows personal access without the need to open the main garage door. At the far end of the garage there is a further store ideal for bicycles and gardening tools. There is a large area for parking, beyond which there is a private garden, laid to lawn with a summer house tucked at the far end. Gates provide a vehicular access out through Mill Farm to the west. A second gate exists to Mill Farm House, but neither of the neighbours have a right of access over The Barn House. The front garden is beautifully arranged with a sweeping gravel drive leading down to the garage, a parking space at the front and a pretty red brick wall forms the front boundary. The garden is laid out with terraces, lawn and shrubs and because the lane to the front is quiet and only provides access to a couple of homes, the front garden can be enjoyed as much as the rear.

Pampisford is a small, attractive village just off the A505 about 6 miles south of the city. It has a church and a playing field and adjoins the larger village of Sawston, which has a fantastic range of facilities, with its main High Street only about a mile from Pampisford

Whittlesford Parkway main line station is a little over a mile away and the M11 junction 10 about 2.5 miles, close by there is also a good bus route into Cambridge (Citi 7) with buses every 20mins during the day and every hour in the evenings.

There are a number of major employment areas nearby including Granta Park at Abington (1.7 miles) the Genome Campus at Hinxton (3 miles) and Addenbrooke's (7 miles).

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