

The Stables, Carters Farm Barns, Main Street, Shudy Camps,
Cambridgeshire



MullucksWells





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A stunning new barn conversion set within this popular village location and part of a small, superior complex of similar properties, exceedingly well proportioned with approximately 2850 sqft of accommodation. Further land available by separate negotiation



The Stables is situated within the popular village of Shudy Camps and forms part of this unique development by renowned local builders, Ford Wells Group.

The original barn is of a timber frame construction with weatherboarded and brick elevations under a slate tiled roof, tucked away in a corner location within this exclusive development.

The accommodation comprises a spectacular and spacious open-plan principal living area with a galleried library/office/reception area over. This then links through to an extremely well appointed kitchen/breakfast room with a stunning range of base and wall cabinets with ample work surfaces and fitted appliances. In addition, a utility room leads off. There are three bedrooms to the ground floor; one with an en suite bath/shower room, and a further family shower room. There is under-floor heating to the reception hall, reception room, kitchen/breakfast room and utility room.

The first floor accommodation is accessed via two staircases; one being to the galleried library/reception area overlooking the open-plan living/dining room. The principal staircase leads from the inner hallway to the landing area and two spectacular bedrooms, both with en suite facilities.

Outside, the property is approached via a private driveway with its own gate entrance with extensive parking and a triple open-bay garage complex. The barn's own formal garden area is laid to lawn with a large stone terrace with additional lawned areas.

Agent's Note: A full specification list is available from the selling agent. This brochure is for guidance purposes only and these do not constitute a contract, part of a contract or any warranties.



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- Reception hallway
- Open-plan living/dining area
- Spectacular kitchen/breakfast room
- Utility Room
- 3 ground floor bedrooms
- En suite Bathroom
- Family shower room
- First floor galleried library/office/reception area
- 2 first floor bedrooms
- En suite bathroom
- En suite shower room
- Landscaped gardens
- Extensive parking
- Triple open-bay garage
- Many fine features
- Further land available by separate negotiation

Accommodation in brief:

On the ground floor

Formal front door entrance leading to a

Reception hallway with wood flooring, under-floor heating and staircase to first floor bedrooms

Living/dining room with wood flooring throughout, under-floor heating, bi-fold glazed door to rear and front gardens, stunning 360 degree glass fronted feature fireplace, staircase to first floor, TV points, telephone points, Cat 6 wiring, wiring for Freeview and Sky.

Kitchen/breakfast room with under-floor heating, an extensive range of German engineered and designed Hacker rigid handleless base and wall cabinets with quartz work surfaces, Siemens induction hob with extractor hood over, double wall oven and other appliances including a fridge-freezer and dishwasher.

Utility room with under-floor heating, units and work surfaces matching the kitchen, space for washing machine and tumble-dryer.

Cloakroom

Plant room

Master bedroom with en suite bath/shower room

2 further bedrooms

Family shower room

On the first floor

Galleried library/office/reception area

2 spacious bedrooms, both with en suite facilities

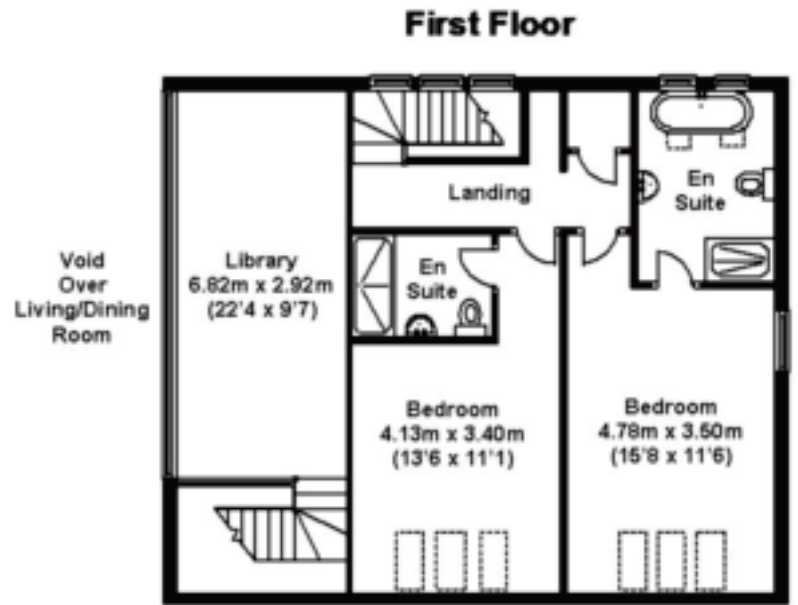
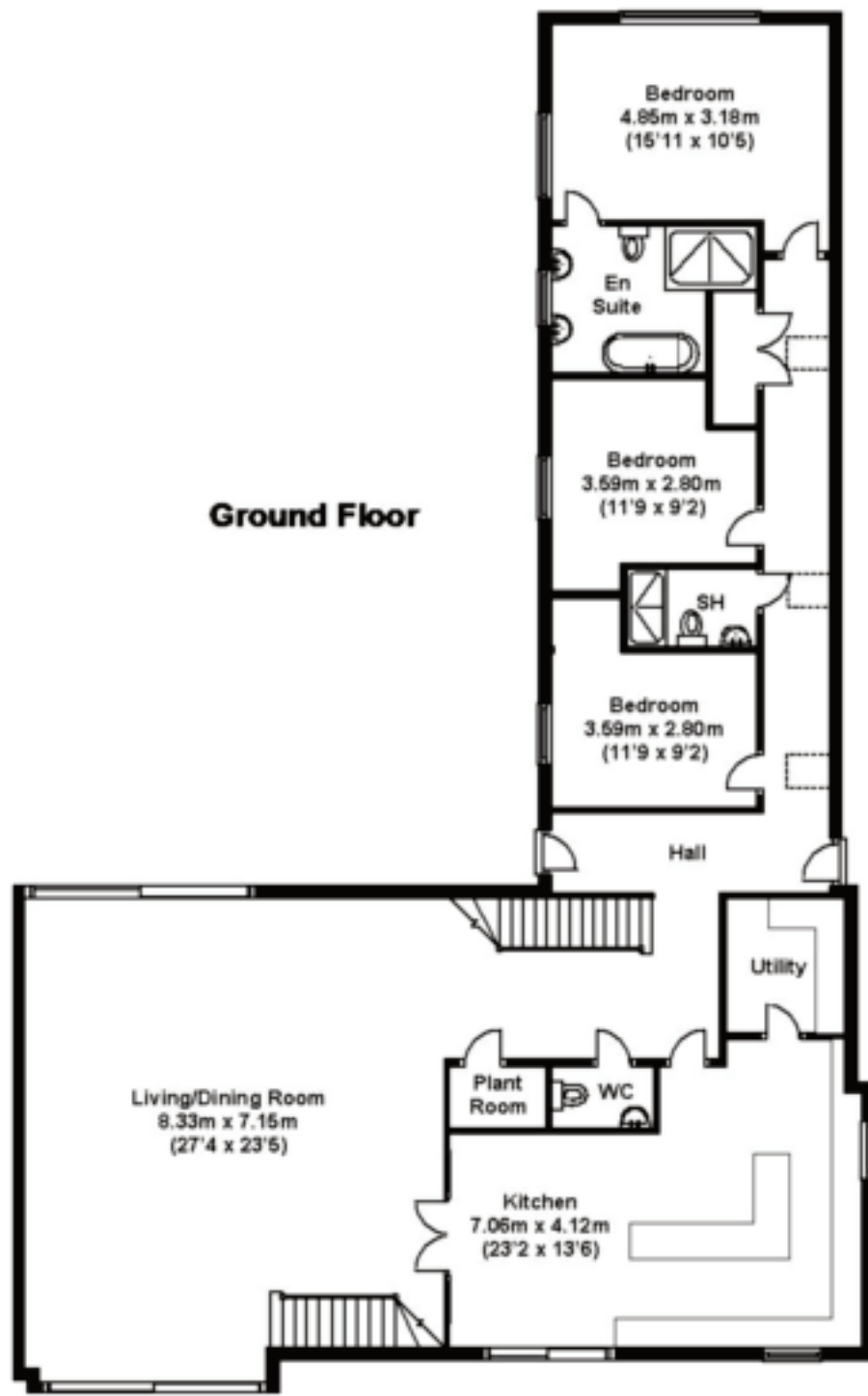
Specification for bathroom, en suites and cloakroom - all fitted with high quality contemporary sanitary ware with chrome fittings. Electric under-floor heating to first floor bathrooms, Porcelanosa wall and floor tiling, heated towel rails, mist and heat sensor designer mirrors.

Detached triple open-bay garage complex & extensive parking

Landscaped gardens with terracing and enclosed by fencing

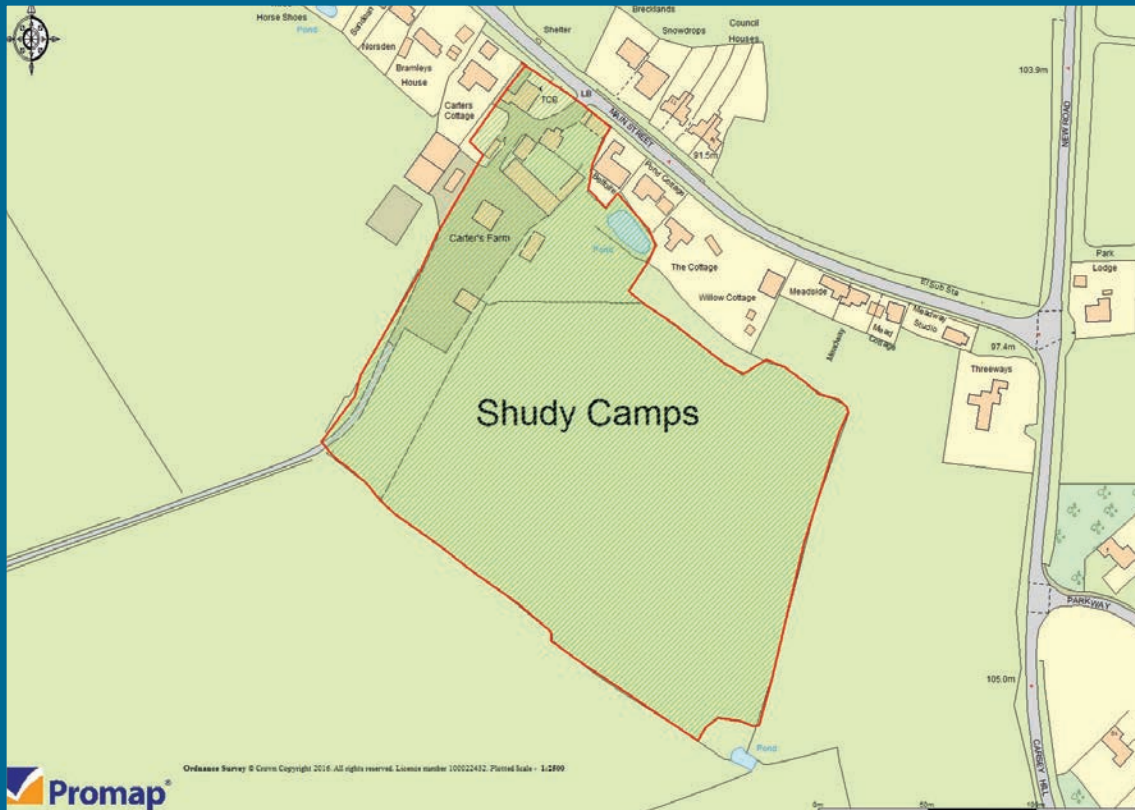






Void Over Living/Dining Room

Approx gross internal floor area 265 sqm (2850 sqft)



Directions

Leave Saffron Walden on the Ashdon Road into Ashdon itself, continuing through the village and turn right - signposted to Steventon End/The Camps. Follow the road along until you meet a T-junction and take the left hand turn towards Bartlow and then take the first right into the village of Shudy Camps. The property will be found on the right hand side in the centre of the village.

Services

Mains electricity, water and drainage.
Air source heating.

Council Tax:

TBC

Local Authority:

South Cambs

County:

Cambridgeshire

Postcode:

CB21 4RA

Tenure:

Freehold

Location

Shudy Camps is a small village offering a selection of period and modern housing with the larger village of Castle Camps lying to the south east, which offers amenities such as school, post office/shop, public house and church. Access to the A1307 is approximately 2 miles, which provides a road link to Cambridge and the A11/M11 junction.

Railway stations are available at Whittlesford, Great Chesterford and Audley End. The market town of Saffron Walden has a further range of amenities including a selection of shops, schooling, sports facilities and golf club.

Approximate mileages

Saffron Walden 8 miles
Cambridge 15 miles
Stansted Airport 31 miles
Audley End Station 11.5 miles
Whittlesford Station 12 miles



Ref: SW3787

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For further information on this property
please call 01799 520520.



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