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## Barn Owls

New House Lane | Ashdon | Saffron Walden | Essex | CB10 2LX

Guide Price: £950,000



An individual Grade II listed 5 bedroom detached barn conversion occupying a wonderful position down this quiet country lane enjoying a real sense of peace and quiet, situated on the outskirts of Swards End, which is just a short distance from Saffron Walden.

#### Accommodation

Barn Owls is an attractive Grade II listed detached barn conversion believed to date back to the 18<sup>th</sup> Century and converted in the 1980's. This spacious family home occupies an idyllic position tucked away down a peaceful country lane sitting in a good size private plot extending to approximately half an acre surrounded by open countryside. Barn Owls and its wonderful setting provides a real sense of quiet country living but is also conveniently situated just 2 miles from Saffron Walden. This individual barn conversion provides well proportioned accommodation with a good degree of practicality as well as original features and an abundance of character throughout including an array of exposed beams and wonderful vaulted ceilings. It is thought that there is potential subject to planning to create further living accommodation should it be required with the property benefitting from a large additional outbuilding which is currently a garage/workshop but it thought could provide further accommodation or indeed converted to provide an annexe.

In detail the current accommodation comprises on the ground floor an entrance hall which leads into the main reception room which is an attractive double aspect room with a floor to ceiling glazed front aspect and French doors leading out to the rear garden, a vaulted ceiling with exposed timbers and a large brick inglenook fireplace with a log burning stove. There is a modern open plan kitchen breakfast room with a tiled floor and well fitted with a range of modern base and wall mounted cabinets incorporating Corian work surface, a large electric rangemaster cooker, microwave, built in dishwasher, space for an America style fridge/freezer. There is a breakfast bar with a solid wood counter opening into the spacious breakfast area with solid oak flooring and windows to the front and back aspect. There is a separate utility room off the kitchen with base units and work surface with plumbing for a washing machine and tumble dryer beneath. There is a side door providing access to the rear garden. Accessed from the entrance hall there are 4 bedrooms including a master bedroom with ensuite shower room and a family bathroom. The first floor accommodation is accessed from a staircase leading off from the main reception room up to an open gallery landing providing access to a dining room/ 5<sup>th</sup> bedroom with vaulted ceiling as well as bedroom 2 which again has a vaulted ceiling two double glazed velux windows to the front and side aspects.

#### Outside

The property sits in a good size plot extending to approximately half an acre and is approached via a gravel driveway providing off road parking for a number of vehicles. To the side of the property is a large 2 storey garage and workshop with two sets of double doors, electricity connected and offers a large amount of eves storage. The rear

garden is fully enclosed and is mainly laid to lawn with a selection of mature fruit trees. There is a pleasant paved patio seating area which wraps round the back and side of the property, and an attractive trellising ideal for al fresco dining and good size summer house.

#### Features

- An attractive barn conversion offering flexible accommodation in this tucked away location on the edge of this popular village
- Conveniently located with good access to Saffron Walden, Tesco's Superstore and many of the local shops
- 5/6 generous bedrooms, including a master with en suite shower room, high quality kitchen and breakfast room with separate utility room
- Occupying a generous plot extending to approximately half an acre enjoying mature gardens and off road parking with a large double garage and workshop.
- For the commuter the house is conveniently located for access to Audley End mainline train station, providing a service into London's Liverpool Street. Conveniently Located also to access Cambridge and the M11 for Stansted Airport

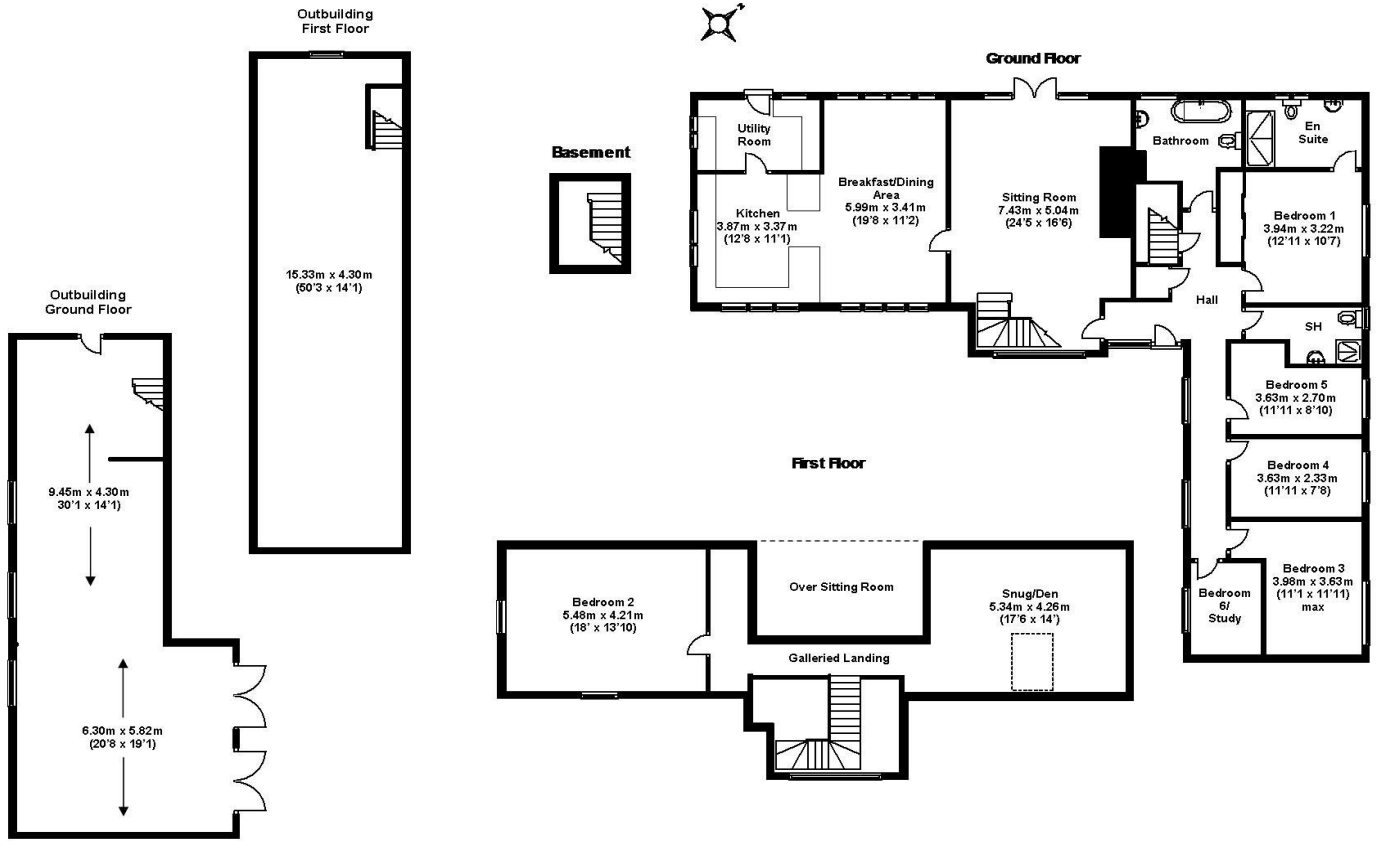
#### Location

Swards End is an attractive village just to the east of the market town of Saffron Walden which has a good range of facilities including a wide selection of restaurants, coffee bars and boutiques. The town is also well served with private and state schooling; in particular the popular Saffron Walden County High School, Dame Bradbury's which is part of the Stephen Perse Foundation, and Friends School are within 2 – 3 miles. For the commuter, Audley End Station is within 4 miles and provides a regular service to London's Liverpool Street (55 minutes).

#### Directions

From the centre of Saffron Walden proceed in an easterly direction on the Radwinter Road signposted to Radwinter and Swards End. Proceed through the village of Swards End, turning left into Redgates Lane and continue round the S bend before turning right into New House Lane. Barn Owls is on the right hand side after approximately 1 mile.

Barn Owls Ashdon



Approx gross internal floor area 235 sqm (2525 sqft)



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



