

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



MullucksWells





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A stunning and substantial new barn conversion with approximately 3700 sqft of accommodation, forming part of an exclusive, superior complex of converted barns and a farmhouse



The **Granary** 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 tile roof and is the largest property within this exclusive development.

The formal reception hallway links into the inner hall with a bespoke staircase leading to the first floor accommodation. The inner hall links through to the principal open-plan living area with central multi fuel burner, two sets of bi-folding doors leading out to the formal gardens and a further staircase leading to the mezzanine/galleried library/office/reception area. The dining room is accessed via the living room with bi-fold doors. There are two cloakrooms to the ground floor and a formal bedroom suite with a spectacular en suite bathroom with freestanding bath and separate walk-in shower. The rear lobby is dual aspect with glazed doors leading out to the gardens, linking through to the breakfast room with open studwork leading to the kitchen, again dual aspect with a wealth of exposed timbers and staircase leading to the first floor. The ground floor is complemented by a utility room and rear lobby with further door to outside.

The first floor accommodation is accessed via two separate staircases. Two of the bedrooms have their own en suite shower/bathrooms and walk-in wardrobes, whilst the other two double bedrooms feature built-in wardrobes and triple Velux windows and share a luxuriously appointed bathroom with freestanding bath and separate shower cubicle.

Outside, the property is approached via a private driveway with its own gate entrance with extensive parking and a triple open-bay garage complex (34' 9" x 17'). The barn's own formal gardens are laid to lawn with rear stone terrace and pathways. Further land is available by separate negotiation.

Agent's Note: Photographs within this brochure show examples of finish within a neighbouring property. A full specification list is available from the selling agent. This brochure is for guidance purposes only and does not constitute a contract, part of a contract or any warranties.



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- Reception & inner hallways
- Open-plan living area
- Dining room
- Stunning kitchen/breakfast room
- Utility room
- 2 ground floor cloakrooms
- Ground floor bedroom with en suite bathroom
- First floor galleried mezzanine/library/office/reception area
- 2 bedroom suites with walk-in wardrobes
- 2 further double bedrooms
- Luxurious family bathroom
- Underfloor heating
- Landscaped gardens
- Extensive parking
- Triple open-bay garage
- Further land available by separate negotiation

Accommodation in brief:

On the ground floor

Reception hallway

Inner hall with wood flooring, under-floor heating and staircase to first floor and door to plant room

Open-plan living room with wood flooring throughout, under-floor heating, double bi-fold glazed door to rear and front gardens, stunning 360 degree glass fronted feature fireplace, staircase to first floor mezzanine/galleried area

Dining room

Kitchen with under-floor heating. The kitchen range is yet to be fitted, but full details/specifications are available. Open studwork leading to a

Spacious breakfast room

Utility room

2 cloakrooms

Rear lobby with door to outside

On the first floor

2 principal bedroom suites (accessed via staircase from kitchen) with walk-in wardrobes, en suite shower/bathrooms and both with part-vaulted beamed ceilings

Staircase from inner hallway leading to

First floor landing

2 further bedrooms

Luxurious family bathroom

All en suites and family bathroom are fitted with high quality contemporary sanitary ware with chrome fittings, electric under-floor heating to first floor bathrooms, porcelosa wall and floor tiling, heated towel rails and mist/heat sensor designer mirrors.

Detached triple open-bay garage complex & extensive parking

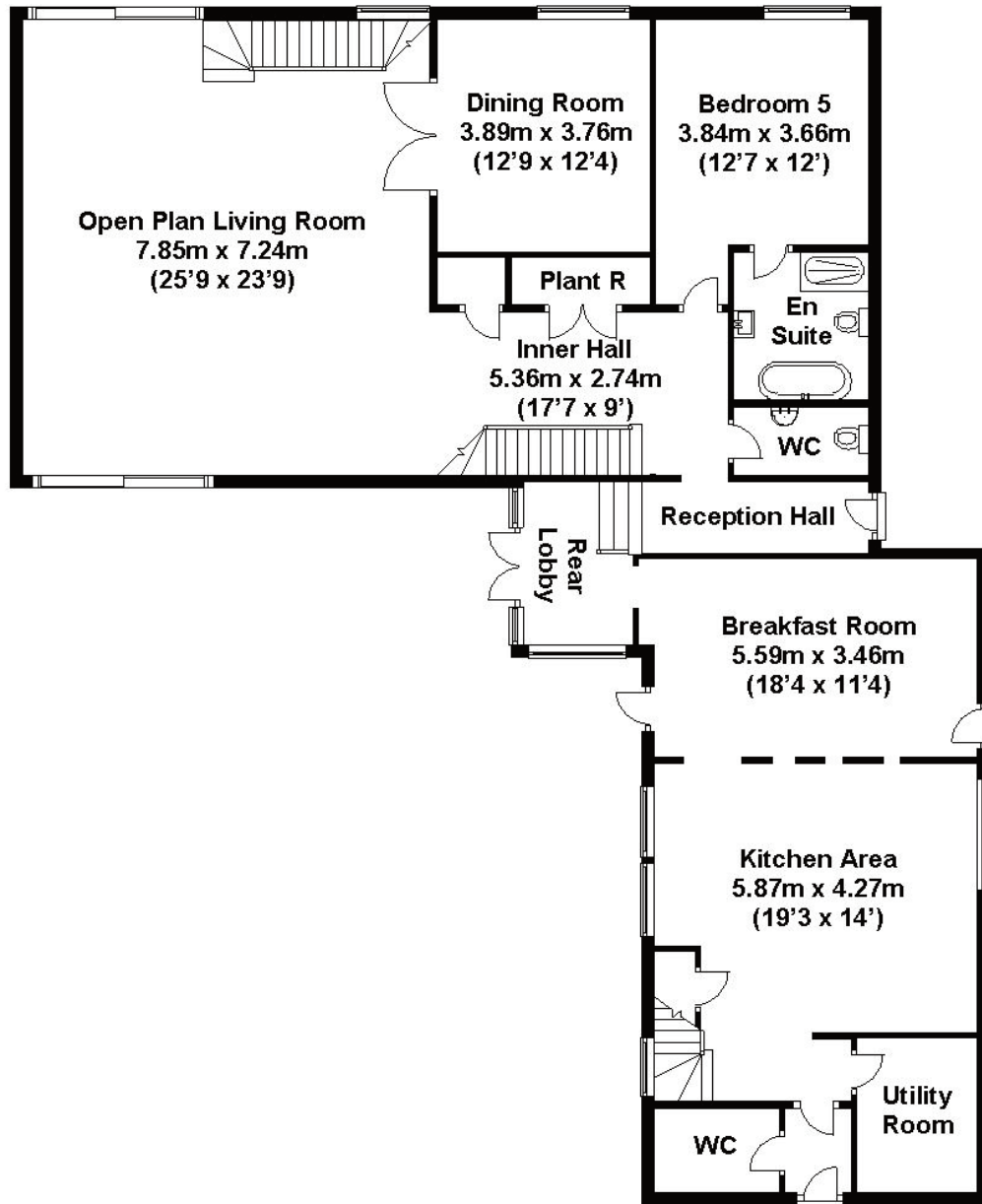
Landscaped gardens with terracing and enclosed by fencing



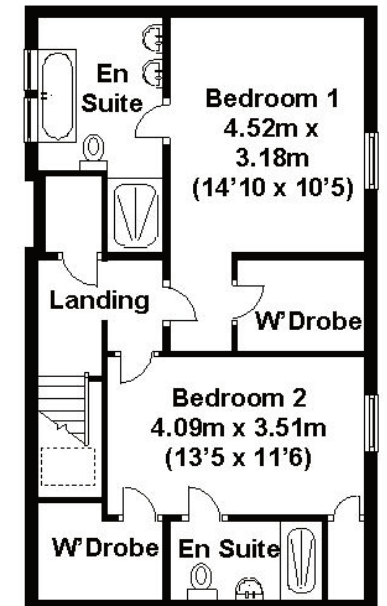
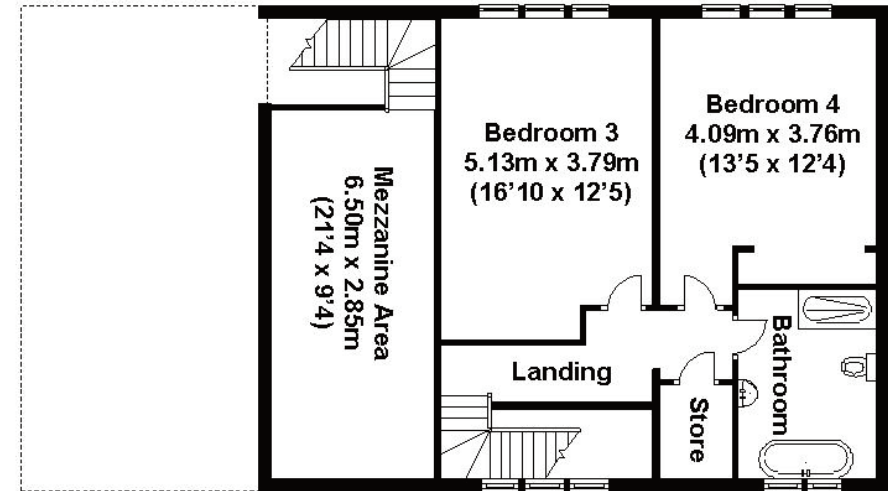




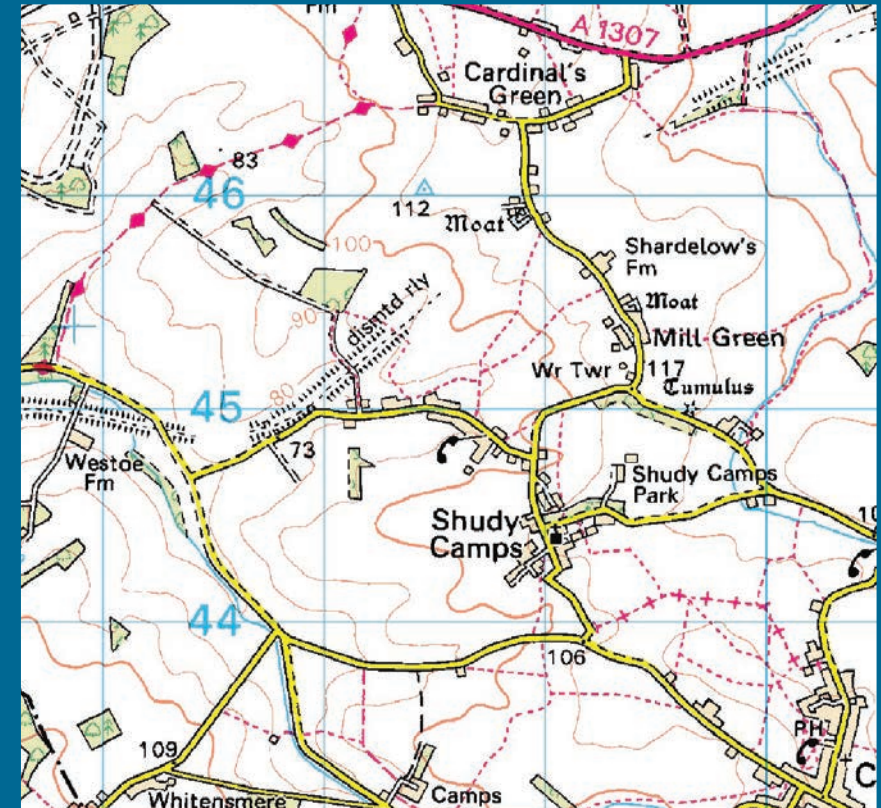
Ground Floor



First Floor



Approx gross internal floor area 344 sqm (3700 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. Extensive TV and telephone points, CAT6 wiring, wiring for Freeview and Sky.

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: SW3770

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For further information on this property
please call 01799 520520.

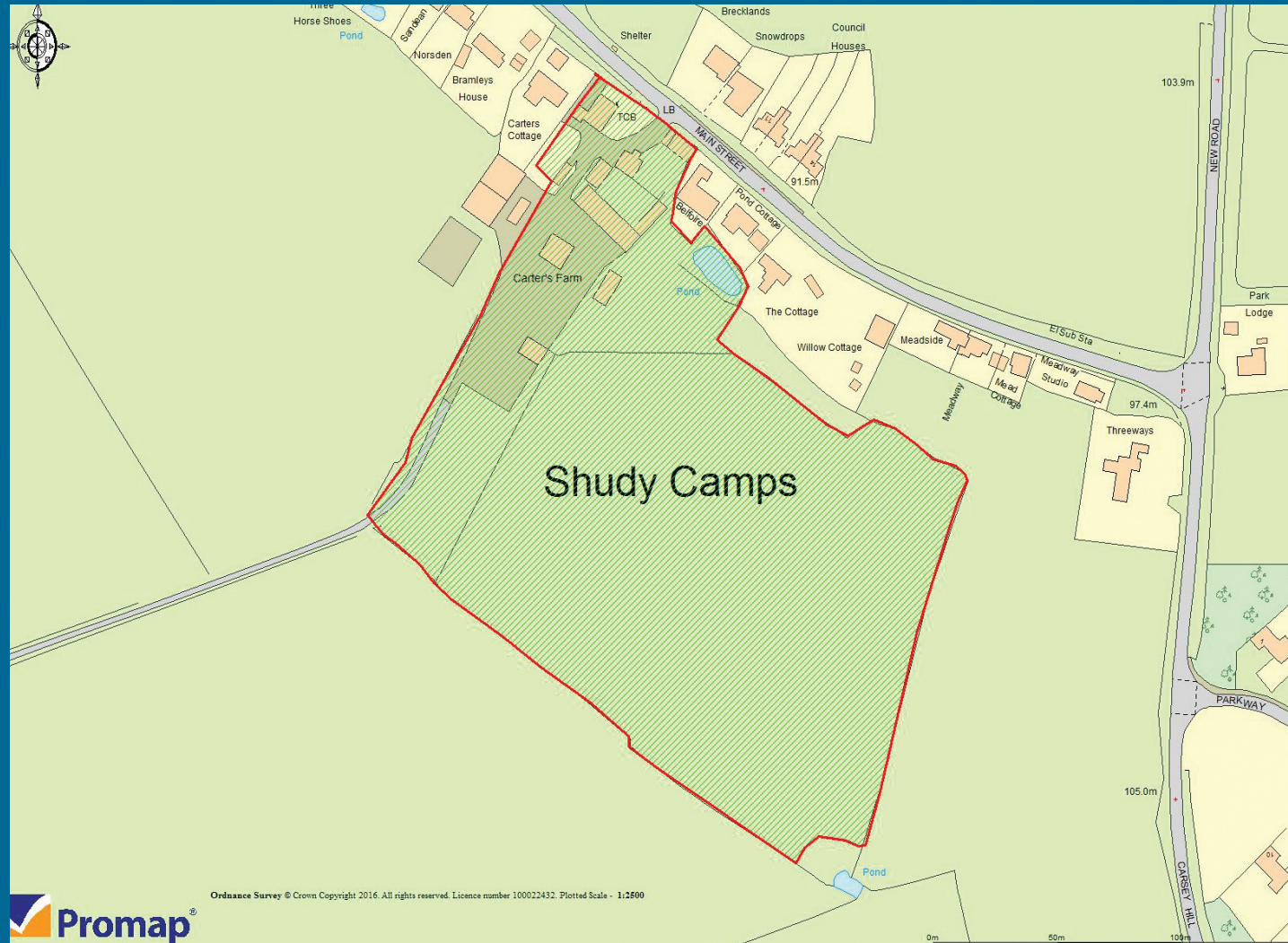


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