A stunning barn conversion with excellent, versatile family accommodation, swimming pool, tennis court and detached office/annexe, together with wonderful established gardens of about 1.25 acres adjoining open countryside.

Cambridge 8 miles, M11 (junction 12) 6 miles, Royston (fast train services to King's Cross 38 minutes) 7 miles, Stansted Airport 28 miles, (distances and time are approximate).

Property Summary

Main house 2,997 sq ft (278 sq m).
- First Floor: 3 Bedrooms, Dressing Room, 2 Bath/Shower Rooms (1 En Suite).
- Second Floor: 2 Bedrooms, Bathroom.

Outbuilding/Annexe 889 sq ft (83 sq m)
- First Floor: Studio/Sitting/Dining Room.
- Outside: Gravelled Courtyard, Double Carport, Heated Swimming Pool, Astro Turf Tennis Court, Delightful Mature Gardens.

In all the property comprises 1.22 acres (0.494 hectares).

Please read Important Notice on the floor plan page.
Description
Dating from the 18th century, the property was converted to a residential dwelling in the mid 1990s and is on the Grade II listed buildings of architectural or historic interest. Constructed of a heavy oak timber frame with weatherboard clad elevations under a long straw thatched roof, the Barn has been skilfully converted to create excellent, versatile family accommodation which successfully combines the convenience of modern living with the charm and character of the original building. A substantial single storey extension was added to the north eastern elevation in 2006 which has recently been altered by the present owners to create a stunning Kitchen/Breakfast Room.

Outside
The property is set well back form the road and approached over a shared gravelled driveway, as shown hatched on the site plan, which leads to an open gravelled courtyard with central flower bed and an attached Open Bay Carport 17'8 x 15'10 (5.38m x 4.82m) with double doors to rear.

Detached Outbuilding/Annexe
Built in 2008 by English Heritage Buildings Ltd with weatherboard clad elevations under a slate roof, the building lies immediately behind the carport to the north of the barn. It provides excellent accommodation suitable for a variety of uses such as ancillary living accommodation, games/playroom in association with the swimming pool and tennis court, or as a home office/studio. There is also a useful adjoining Workshop, Store Room and Pump Room housing the boiler and filtration plant for the pool.

The heated Swimming Pool 32'10 x 16'5 (10m x 5m) has the benefit of an electronically operated safety cover and is surrounded by paved terracing. Alongside is an excellent astro turfed Tennis Court fully enclosed by fencing.

The Gardens
The gardens, which lie mainly to the south and east of the Barn, benefit from a wonderful open aspect over adjoining fields and are a particularly fine feature of the property. There are extensive, well maintained areas of lawn and variety of established trees and bushes, together with well stocked flower and shrub beds.

Planning Permission
Planning permission was granted by South Cambridgeshire District Council reference S/1719/13/FL on 30 September 2013 for the erection of 2 outbuildings comprising a Garden Store Room, situated along the south eastern elevation opposite the laundry/utility room, and a 4 Bay Garden Store at the far eastern end of the garden, for which the footings have already been dug.

Directions
On entering the village from Fishers Lane, continue past the church and take the second turning right into Stocks Lane. Lottfield Street is a continuation of Stocks Lane and the access for Willow Barn is on the left hand side just before number 4.
• Impressive triple height Reception hall with slate tiled floor, staircase to Galleried Landing and floor to ceiling glazed windows to front elevation.

• Stunning Kitchen/Breakfast Room 29'5 x 15'9 (8.97m x 4.80m) with high vaulted ceiling, oak floor, exposed timbers, triple aspect with delightful views over the garden.

• Beautifully designed Roundhouse Kitchen with range of hand crafted wall and base cabinets and drawers, twin butler sink with waste disposal unit, space for American style fridge/freezer, electric Aga and companion oven with extractor hood over, 4 ring gas hob and integrated dishwasher.

• Charming Drawing Room with open brick fireplace, slate floor, exposed timbers, glazed door to garden and open access to adjoining Dining Area.

• Versatile Family Room 20'6 x 15'7 (6.26m x 4.76m) with dual aspect, slate tiled floor and glazed door to rear terrace.

• 5 Bedrooms and 3 Bath/Shower Rooms arranged over the first and second floors, including stylish Italian designed Shower Room to the Master Bedroom, comprising WC, bidet, wash hand basin, base and wall cabinets and shower unit with waterfall shower.

• First floor Dressing Room/Bedroom 6 with range of hanging rails, drawers and shelves.

• Excellent Detached Outbuilding providing wonderful Home Office/Studio facilities or a fully self-contained annexe for guests, dependent relatives or aupair if desired.

• Double glazed windows in timber casements.

• Oil fired central heating.

• Security alarm system and CCTV.

• CAT5 cabling.
Location
Willow Barn is situated to the south east of Lotfield Street in a small select development of 3 converted barns which previously formed part of Meadowcroft Farm. Orwell is a most attractive village which lies to the south of Cambridge with easy access to the A1198, A10, M11 and A1. Facilities within the village include a general store/newsagent, post office, public house/restaurant, hairdresser, Methodist church, 12 century parish church and Church of England Voluntary Aided Primary School. There is a large recreation ground and variety of clubs and societies. It also has a village green with picnic area and 'Site of Special Scientific Interest' (SSSI) supported by English Nature. The National Trust owned Wimpole Estate, which comprises a magnificent country house with 3,000 acres of park and farmland, is within about 1.5 miles.

Cambridge is just 8 miles away and is not only world renowned for its academic achievements, but has also become a 'high tech' and 'bio tech' hub with the University Research and Development Laboratories, Cambridge Science Park and Addenbrooke's Hospital/Biomedical Campus. The city also provides a wide range of shopping and cultural facilities along with an excellent choice of schools for all ages.

Orwell is particularly well placed for access to schools on the west and south sides of the city including St John's College School and King's College School in Grange Road and the Perse, St Faith's and The Ley's in Trumpington Road. A mainline railway station at nearby Royston (about 7 miles) provides fast train services for commuters for London's King's Cross in about 38 minutes.

Viewing
By prior telephone appointment with Bidwells
01223 841842

Enquiries
Robert Couch
01223 559367
robert.couch@bidwells.co.uk

Stonecross, Trumpington High Street, Cambridge, CB2 9SU
bidwells.co.uk

Additional Information
Local Authority
South Cambridgeshire District Council
0345 045 0500

Outgoings
Council Tax Band: G
Council Tax Payable
2016/2017: £2,774.79

Services
Mains water (metered supply), electricity and drainage are connected to the property. There is oil fired central heating with separate boilers serving the main living space and outbuilding/annexe. The pool is served by a heat exchange unit and there are 2 oil tanks.

Fixtures & Fittings
All items normally designated as tenant’s fixtures and fittings including curtains and light fittings, are expressly excluded from the sale. However, certain items may be available by separate negotiation.

Tenure & Possession
The property is for sale freehold with vacant possession on completion

Health & Safety
In the interest of Health and Safety, please ensure that you take due care when inspecting any property.