



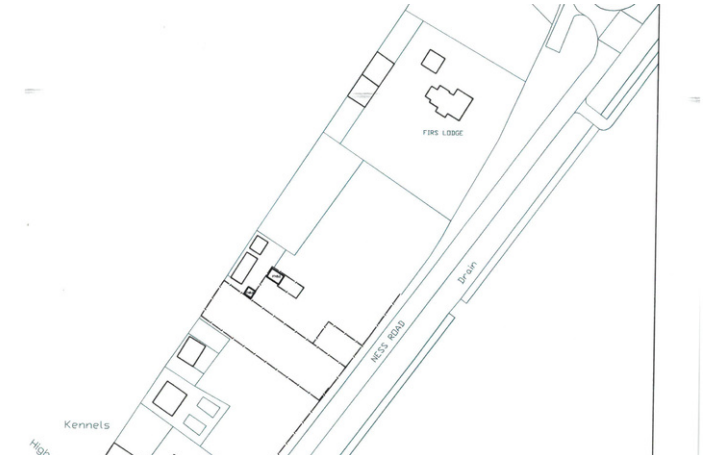
The Old Dairy Barn, Ness Road, Burwell

Pocock + Shaw

The Old Dairy Barn
Ness Road
Burwell
Cambridgeshire
CB25 0DB

Nestled in the heart of the Cambridgeshire countryside, yet offering easy access to nearby towns and major transport links, this stunning immaculately presented barn conversion has been beautifully finished and offers mesmerising rural views. EPC: E

Guide Price £415,000



Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors surgery, dentist, various shops catering for everyday requirements, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge into London's Liverpool Street and King's Cross Stations.

This fascinating and superbly presented property offers all the must haves of a barn home, light and airy rooms, exposed timbers and quality bespoke fittings creating a delightful living space, in a semi-rural location adjoining neighbouring countryside, yet close to major transport links and traffic routes.

The Old Dairy Barn has been built to a high specification and offers two extremely generous bedrooms, a stunning open plan kitchen / dining room/ sitting room with a wood burning stove, an inner hallway, en-suite shower room, family bathroom and separate utility room.

Outside with an expansive driveway providing space and ample parking for vehicles, with a wrap around and enclosed rear garden with decked area and paved patio for outside enjoyment. There is plenty of outside space for a garage and potential to extend, sts.

With electric programmable wall mounted heaters, and triple glazing throughout, in detail the accommodation comprises:-

Utility Room

With a stable entrance door, tiled flooring, double height storage units, unit housing the programmable electric boiler serving the hot water system, worktop space, plumbing and space for washing machine and tumble

drier, with a window to front aspect.

Open Plan Living 10.52m (34'6") x 4.14m (13'7")

A wondrous space boasting extraordinary versatility, a splendid sitting area with a wood burning stove at its heart, masterful timber work with exposed beams above, laminate wood flooring afoot, plus a terrific dining area. The delightful modern kitchen is fitted with a range of base and eye level units with worktop space over and breakfast bar, drawers and pantry cupboards, a composite sink unit with single drainer and mixer taps, integrated dish washer, electric point for cooker, electric range with four ring hob and double oven, extractor hood over, space for fridge freezer, beam mounted spotlights, with five windows to front aspect, French doors leading to the paved patio area and rear garden, wall mounted electric programmable heaters, door leading to:

Inner Hallway

Tiled flooring, vaulted ceiling, access to 2 loft spaces.

Master Bedroom 4.56m (15') x 3.98m (13'1")

With a window to side/rear aspect, superb large fitted wardrobes, space above for storage, vaulted ceiling, wall mounted electric heater, laminate wood flooring, TV and aerial points.

En-suite

Fitted with three piece suite comprising large walk in shower enclosure, vanity wash hand basin with storage under and tiled splashbacks, low level wc, with a window to side aspect, tiled flooring, wall mounted electric heater

Family Bathroom

Fitted with three piece suite comprising panelled bath with mixer taps, tiled surround, pedestal wash hand basin and low-level WC, tiled splashbacks, with a window to side aspect, tiled flooring, recessed spotlights, wall mounted electric heater, extractor fan.

Bedroom 4.39m (14'5") x 3.29m (10'9")

With a window to side aspect, vaulted ceiling, wall mounted electric heater, laminate wood flooring.

Tenure



The property is freehold.

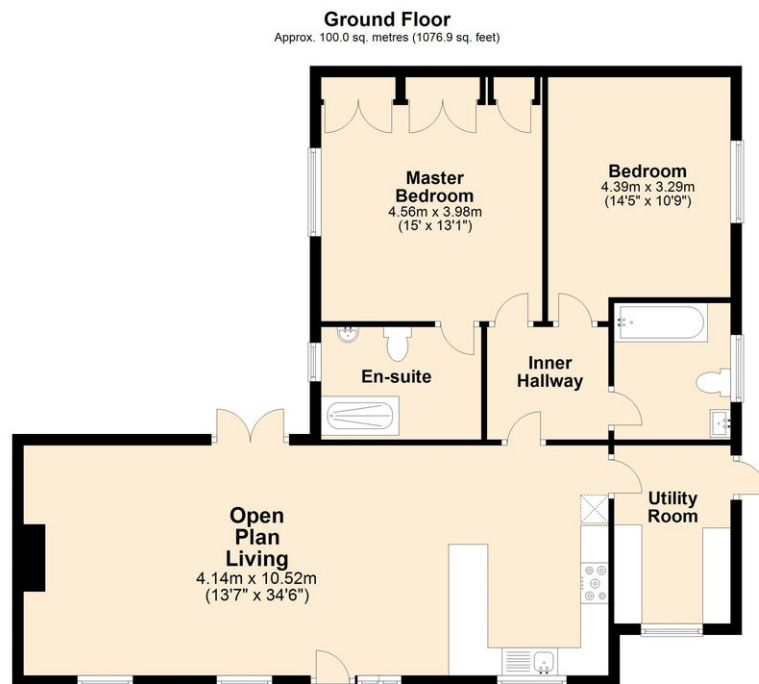
Services

Mains water, and electricity are connected. There is a shared septic tank with neighbouring property.

The property is not in a conservation area. The property is in a no flood risk area.

Council Tax Band: D East Cambs District Council

Viewing: Strictly by prior arrangement with Pocock + Shaw. KS



Total area: approx. 100.0 sq. metres (1076.9 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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