



# West Barn

31, South End, Bassingbourn, Royston,  
Cambridgeshire, SG8 5NL

**Freehold - Offers in excess of £1,000,000**

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Simply stunning throughout! Country Properties are proud to offer to the market 'West Barn', a fine 4/5 bed barn conversion located on South End in the ever sought after village of Bassingbourn benefitting from an open outlook over college playing fields. With the original barn dating back to the 16th Century, converted approximately 30 years ago and having been updated further by the current owners, the home now offers light, airy and characterful accommodation in the region of 3000sq ft with a high specification fit and finish. Internally the home offers beautiful original characterful features such as exposed beams, brick work, vaulted ceilings, Minstrels' gallery landing and wonderful Inglenook fireplace with bread oven in the high spec kitchen/breakfast room. Set over three floors the home enjoys a spacious and welcoming entrance hall that in turn leads to the kitchen/breakfast room, utility and upper lounge area, which then interlinks seamlessly with the lower lounge and beautiful dining room with vaulted ceiling and Minstrels' gallery above. On the first floor are 3 double bedrooms and family bathroom, the master bedroom benefitting from a vaulted ceiling, en-suite and dressing room. A further two staircases from the first floor lead to double bedroom number 4 and craft room/bedroom no 5.

Externally the home offers a gated frontage laid to shingle with gated access to the wonderful south facing landscaped side garden measuring approx. 70ft x 70ft. Very private and bordered by hedgerow and beech trees with a large sunken patio seating area, fully insulated summer house and large detached garage and 3 car gated driveway at the rear. A truly sensational home that must be viewed in person to appreciate the rather special light, space, character and setting this impressive executive home offers.

- Simply stunning 5 bed barn conversion
- Beautiful character features, light, spacious and airy throughout
- Truly impressive dining room/family room with Minstrels' gallery landing over
- Large detached garage with workshop & wine store
- Grade 2 Listed – EPC Exempt
- Approx 3000sq ft of accommodation
- Modern, high specification kitchen/breakfast room
- Fine master bedroom suite with vaulted ceiling, en-suite and dressing room
- Landscaped south facing garden
- Council Tax band F





## Accommodation

### Entrance Hallway

13' 8" x 7' 2" (4.17m x 2.18m)

Window to front aspect, radiator, window and door to upper lounge, door to kitchen/breakfast room.

### Upper Lounge

19' 7" x 19' 2" (5.97m x 5.84m)

Radiator, window to front aspect, stairs to first floor, under stairs storage cupboard, opening to dining room & lower sitting room.

### Dining Room

13' 3" x 13' 7" (4.04m x 4.14m)

Window to side aspect, radiator, vaulted ceiling.

### Lower Lounge

19' 0" x 19' 2" (5.79m x 5.84m)

Radiator, windows to the front aspect, windows to the side aspect, fireplace with wood burning stove, French doors to sunken patio and garden.

### Kitchen/Breakfast Room

18' 2" x 14' 7" max (5.54m x 4.45m)

Windows to the front aspect, range of wall mounted and base level units with Silstone quartz work surface over and inset butler sink with drainer. Large Inglenook fireplace with original bread oven, integral dishwasher, range style gas/electric cooker, separate fridge and freezer, stairs to first floor, under stairs storage cupboard, under counter electric heating, door to:

### Utility

8' 9" x 3' 6" (2.67m x 1.07m)

Window to rear aspect, space for a washing machine and tumble dryer, radiator.

### First Floor

#### Landing

Window to the front aspect, window to the rear aspect, airing cupboard, Minstrels' gallery overlooking dining room, individual staircases to bedroom 4 and 5/craft room, doors to:

#### Master Bedroom Suite

17' 2" x 13' 6" (5.23m x 4.11m)

Radiator, windows to the front aspect, windows to the side aspect, vaulted ceiling, arched opening to dressing room and door to en-suite.





### Dressing Room

13' 5" x 9' 9" (4.09m x 2.97m)

Windows to the front aspect, radiator, built in floor to ceiling wardrobes.

### En-suite

Window to the side aspect, WC, wash hand basin, heated towel rail, shower cubicle.

### Bedroom Two

13' 9" x 9' 0" (4.19m x 2.74m)

Radiator, window to the side aspect.

### Bedroom Three

11' 2" x 9' 6" (3.40m x 2.90m)

Radiator, windows to the side aspect, windows to the front aspect.

### Family Bathroom

10' 11" x 6' 8" (3.33m x 2.03m)

Velux window to the rear aspect, heated towel rail, WC, wash hand basin, bath with shower attachment, walk in 'wet' shower area.

### Second Floor

#### Bedroom Four

14' 5" x 15' 4" into eaves (4.39m x 4.67m)

Radiator, window to side aspect, built in storage cupboards.

#### Bedroom Five

19' 6" x 9' 9" into eaves (5.94m x 2.97m)

Radiator, Velux window to the side aspect, built in storage cupboards, access door to the boarded loft.





## External

### Front

Landscaped and gated frontage laid to shingle with gated access to side garden and a water tap.

### Side

Landscaped and very private south facing side garden measuring approx. 70ft x 70ft, sunken patio seating area with ample external power points leading to garden laid to lawn and bordered by hedgerow and mature beech trees. Wood store, fully insulated summer house, water tap, and further seating area leading to gated 3 car driveway and large detached garage/workshop at rear with a further attached garden store and external power points.

### Detached Garage

16' 11" x 19' 0" (5.16m x 5.79m)

Barn style door, light, power, pedestrian door at side and partitioned to provide a workshop area and insulated wine store.

## Agent's Notes

### Location

South End is a no through road located at the southerly end of the village with West Barn enjoying an open outlook overlooking the college playing fields. Bassingbourn is a popular South Cambridgeshire village with delightful country walks on your doorstep and a good amount of local amenities including a doctors' surgery, post office/village store, pharmacy, dentist, hairdressers, church, library, car garage, pub, restaurant and both Primary and Secondary schools as well as a nursery. Royston mainline railway station is located 3.5 miles from the property and provides direct rail links into both London & Cambridge. With excellent road links to Cambridge (approx. 14 miles) and Royston as above, the home is particularly well situated to enjoy quiet village life with all the facilities of a large town/city within easy reach.









Approximate Gross Internal Area  
 Ground Floor = 127.8 sq m / 1,376 sq ft  
 First Floor = 108.9 sq m / 1,172 sq ft  
 (Excluding Void)  
 Second Floor = 42 sq m / 452 sq ft  
 Summer House / Garage / Store = 35.3 sq m / 380 sq ft  
 Total = 314.0 sq m / 3,380 sq ft



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Viewing by appointment only

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