



## Great Sampford, Saffron Waldon, Essex, CB10 2QS

£1,500,000



An unique opportunity to purchase this beautifully presented and well located Grade II Listed 17th Century barn conversion situated on the edge on the picturesque village of Great Sampford. Recently completed to a high specification with over 3400 sq.ft of versatile accommodation, Mulberry Barn maintains many original features and character, beautiful heavy oak frames with vaulted ceilings and a mezzanine floors. The property is available fully or partly finished and has been continuous occupied via Air BnB with bookings continuing for the majority of 2024. Great Sampford, a place which is easily commutable to London, but still retains an excellent sense of community. Situated within the village is Great Stamford Primary School, an extremely well regarded school has been over the years and continues to be.

- APPROX 3400 SQ FT
- 0.8 ACRE PLOT
- 6 BEDROOMS
- DOUBLE CART LODGE/BAR
- THREE BAHROOMS
- 25' KITCHEN/BREAKFAST ROOM
- MANY PERIOD FEATURES
- LUXURY GYMNASIUM BUILDING





## Ground Floor

### Entrance



### Living Area/Dining Area



15.87m x 10.98m (52' 1" x 36' 0")

### Kitchen



7.79m x 5.56m (25' 7" x 18' 3")

### Utility Room

### Downstairs WC

## Bedroom Two



5.10m x 3.33m (16' 9" x 10' 11")

## Bedroom Three



4.83m x 3.33m (15' 10" x 10' 11")

## Downstairs Bathroom

## First Floor

### Master Bedroom



5.27m x 3.65m (17' 3" x 12' 0")

## En Suite



## Mezzanine Overlooking Living Area

### Bedroom Four

3.50m x 3.30m (11' 6" x 10' 10")

### Bedroom Five

3.54m x 3.30m (11' 7" x 10' 10")

### Bedroom Six

2.77m x 3.30m (9' 1" x 10' 10")

## Family Bathroom

## Double Cart Lodge

## Gymnasium Building.



### PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.