



# Sancerre

Cold Harbour, Ashwell,  
Hertfordshire, SG7 5NF

**Freehold - Guide Price £1,200,000**

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properties



A beautifully presented, characterful, light & particularly spacious barn conversion in a secluded development of similar homes located on the outskirts of the picturesque village of Ashwell. This fantastic home has been updated, reconfigured and modernised to a very high specification throughout by the current owners. The property now offers a fabulous open plan arrangement on the ground floor with a vast approx. 50ft x 16ft kitchen/dining/lounge living area, bathroom, garden room and generous double bedroom with vaulted ceiling & en-suite. On the first floor are 2 further large double bedrooms, the master being approx. 25ft x 15ft and benefitting from a further en-suite shower room. Externally the property offers stunning landscaped front & rear gardens with a self-contained, fully insulated and heated 1 bedroom annexe at the rear and a double garage, double car port and an approx 34ft x 16ft workshop/store at the front. A fine executive home that must be viewed in person to appreciate the space, specification, character and delightful setting on offer!

- Beautifully presented light & spacious throughout
- Underfloor heating throughout the ground floor and annexe
- Self-contained 1 bedroom annexe with lounge, shower room & kitchen
- Secluded setting
- 3 Large double bedrooms (2 en-suite)
- High specification fitted kitchen
- Double garage, double car port & 35ft x 16ft workshop/store
- Council Tax band E / EPC rating C



## Accommodation

### Entrance to:

Inner hallway and:

### Open plan Kitchen/Dining room/Lounge

52' 0" x 15' 10" (15.85m x 4.83m)

Large under stairs storage cupboard, two windows to the front aspect, three windows to the rear aspect.

### Kitchen Area

Range of wall mounted and base level units with silestone work surface over, inset sink with drainer & quooker tap providing chilled, boiling and sparkling water, integral fridge & freezer, dishwasher, double oven/grill, central island with storage units under, silestone work surface over with integral vented hob, door to garden room.

### Dining Area

Bi-folding doors to rear patio, dual aspect wood burning stove.

### Lounge Area

Vaulted ceiling, dual aspect wood burning stove, glazed external door to front patio and garden.

### Garden Room

13' 5" x 9' 4" (4.09m x 2.84m)

Windows to the side aspect, glazed roof lantern, patio doors to rear terrace/garden.

### Inner Hallway

Stairs to first floor, storage cupboard, doors to:

### Bathroom

12' 2" x 5' 4" (3.71m x 1.63m)

WC, wash hand basin, heated towel rail, bath with shower over & screen.

### Secondary stairwell leading to Bedroom 3

Storage cupboard, stairs to first floor.

### Bedroom Two

14' 0" x 12' 0" (4.27m x 3.66m)

Vaulted ceiling, window to the rear aspect with electric blinds, patio doors to rear terrace/garden, door to:

### En-suite

WC, wash hand basin, heated towel rail, shower cubicle.

## First Floor

### Bedroom Three

12' 3" x 15' 7" into eaves (3.73m x 4.75m)

Radiator, window to the side aspect.

### Bedroom One

25' 4" x 15' 6" (7.72m x 4.72m)

Two windows to the rear aspect, two radiators, built in wardrobes, heated towel rail, door to:





## En-suite

Velux window to the front aspect, wash hand basin, WC, shower cubicle.

## External

### Rear

Paved terrace leading to landscaped garden laid to lawn measuring approx. 85ft x 66ft (max) with mature flower beds and borders, attractive water feature, gated access to rear and side, self-contained annexe at rear.

## Annexe

### Entrance To:

### Lounge

15' 5" x 14' 4" (4.70m x 4.37m)  
Window to the side aspect, large storage cupboard, door to:

### Kitchen

9' 6" x 7' 1" (2.90m x 2.16m)  
Window to the front aspect, base level and wall mounted units with work surface over, inset sink with drainer, space for washing machine and tumble dryer, loft hatch, doors to:

### Shower Room

WC, wash hand basin, walk in shower with screen, heated towel rail, Velux window to the rear aspect.





## Bedroom/Study

15' 5" x 8' 8" (4.70m x 2.64m)

Glazed external door to patio at front.

## Front

## Front Garden

Enclosed front garden laid to lawn with patio area overlooking a large pond, extensive flower beds and mature borders, gated access to oil tank at side.

## Double Car Port

Private parking for 2 cars

## Double Garage

18' 0" x 20' 0" (5.49m x 6.10m)

Electric up and over doors, light, power, door to:

## Workshop/Store

34' 4" x 15' 9" (10.46m x 4.80m)

Light and power, external wood/bin store to side.

## Agent's Notes

### Ashwell

Ashwell is a picturesque village with historic houses and amenities including GP surgery, dentist, pharmacy, butcher, bakery, hairdresser, garage, café, church, village hall, public houses, recreation ground, tennis courts, numerous sporting clubs, pre- and primary schools as well as being surrounded by stunning countryside. Ashwell offers a perfect mix for families, commuters and retirees. Links and school buses run to Knights Templar and Bassingbourn Secondary schools. Situated 4 miles east of Baldock, 5 miles west of Royston and easy commutable distance of Cambridge. Convenient for A1(M), A505 and M11. Stansted and Luton airports easily accessible. Ashwell & Mordens railway station offers a direct service to London Kings Cross, St Pancreas and Thames Link stations, and also to Cambridge - Central, North and South (opening in 2026) giving access to Science parks, Addenbrooke's & Royal Papworth Hospitals, Biomedical campus, and state and public schools.





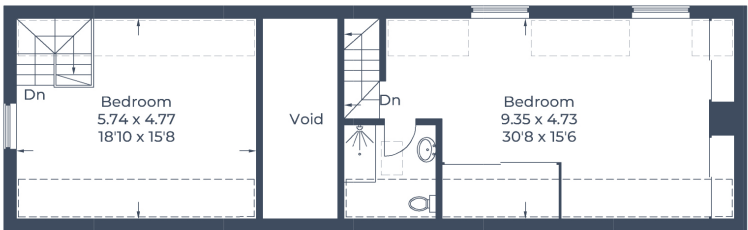




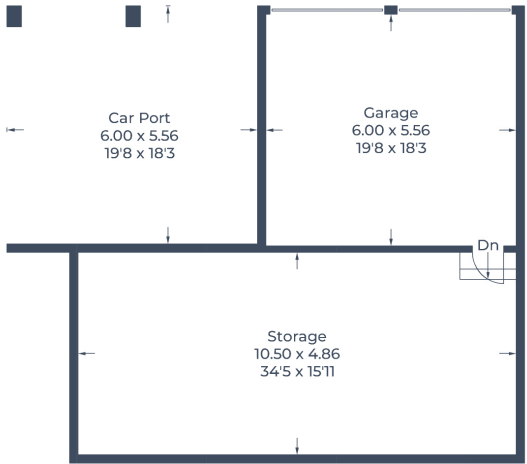
Approximate Gross Internal Area  
Ground Floor = 134.0 sq m / 1,442 sq ft  
First Floor = 72.5 sq m / 780 sq ft  
The Annexe = 45.9 sq m / 494 sq ft  
Garage / Storage = 85.1 sq m / 916 sq ft  
(Excluding Car Port)  
Total = 337.5 sq m / 3,632 sq ft



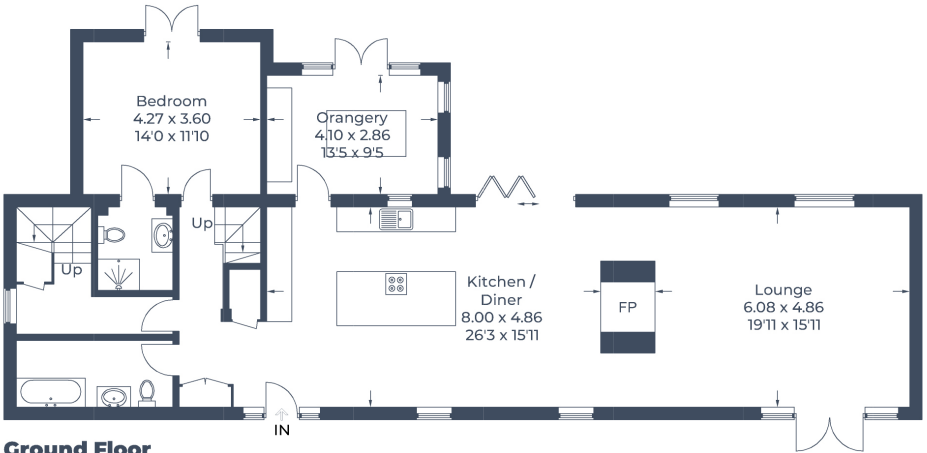
 = Reduced headroom below 1.5m / 5'0



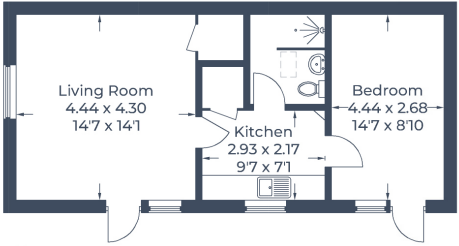
**First Floor**



(Not Shown In Actual Location / Orientation)



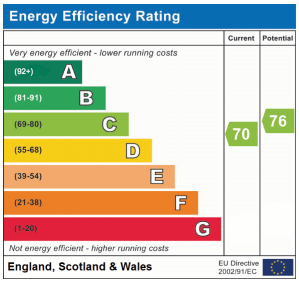
**Ground Floor**



**The Annexe**

(Not Shown In Actual Location / Orientation)

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Viewing by appointment only

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