



£1,750,000



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