



The Barn, Bullsbridge Farm
CB10 2PP



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

The Barn

Bullsbridge Farm | Bumpstead Road | CB10 2PP

Guide Price £895,000

- A high specification four-bedroom, three bedroom barn style property
- Impressive open plan kitchen/reception/dining room
- Zoned underfloor heating to the ground floor
- Ground floor bedroom with dressing room and ensuite
- Generous bedroom two with ensuite
- Landscaped garden with detached office/studio
- Off road parking with EV charging point
- Small development of only three properties
- Offered with no upward chain

The Property

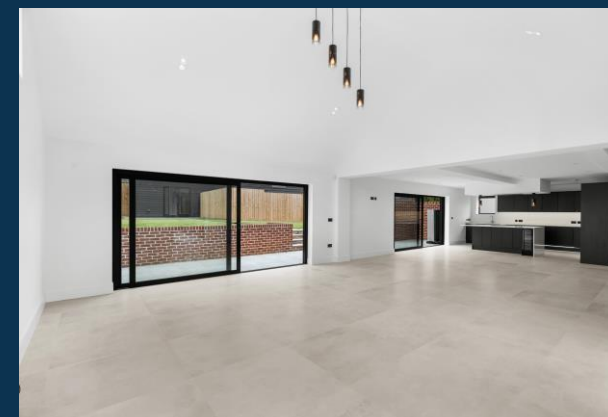
A stunning and individual barn style detached four bedroom, three bathroom new build property offering contemporary and flexible living accommodation of approximately 2,700 sqft. forming part of an exclusive development of three properties on the edge of the village with views over countryside. The property benefits off road parking, rear garden, detached studio and is offered with no upward chain.

The Setting

The property is situated almost equidistant from Hempstead, Steeple Bumpstead and Cornish Hall End. The market town of Saffron Walden lies approximately 9 miles to the west and Haverhill approx 5.5 miles north both centres having a wide range of shops including supermarkets, schools, leisure, and sports facilities. Audley End station is approximately 12 miles providing a speedy frequent rail service to London Liverpool Street whilst the University City of Cambridge is approx 20 miles where there is a wider range of amenities.

The Accommodation

In detail the property comprises an entrance door with glazing to either side, staircase rising to the first floor, built-in storage cupboard housing the Cat-6 cabling and underfloor heating controls and cloakroom comprising wall-hung WC and vanity wash basin. The stunning kitchen/living/dining room is the real hub of the home filled with natural light from a number of doors and windows to all four aspect and direct access to the terrace and garden. The superb kitchen is fitted with a matching range of eye and base level units with composite worksurface over and undermounted sink unit incorporated. A range of integrated Neff appliances include appliances include a five-ring induction hob with extractor

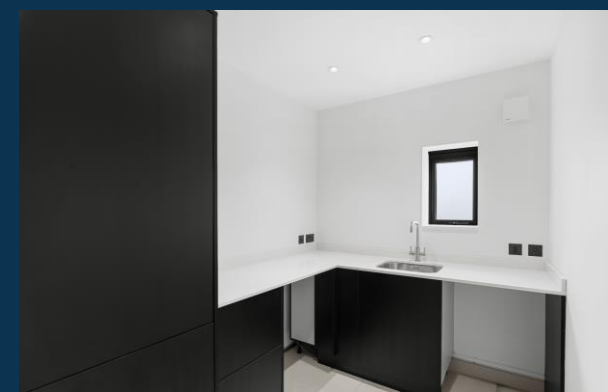




hood over, two electric ovens and combi-microwave oven, dishwasher and fridge freezer. A central island provides additional preparation space with stone composite worksurface and wine fridge incorporated. The utility room is fitted with a matching range of units with stone composite worksurface and sink unit incorporated.

A generous principal bedroom benefits from a pair of full-height windows to the front aspect providing an excellent degree of natural light, together with fitted bedside cabinets and walk-in wardrobe/dressing room. The ensuite comprises wall-hung WC, large shower enclosure, vanity wash basin, free-standing Lusso stone bath and heated towel rail.

The first-floor spacious landing is fitted with a range of built in cupboards and doors to the adjoining rooms. Bedroom two is a generous double room with two Velux skylights, fitted cupboards and ensuite comprising wall-hung WC, vanity wash basin and shower enclosure. A third bedroom is a double room with bespoke window with stunning views over the countryside, fitted wardrobes and two Velux windows. Bedroom four is a good size room with Velux window. The family shower room comprises wall-hung WC, vanity wash basin and shower enclosure.



Outside

The property forms part of a small development of just three new homes. To the front of the property is a block paved driveway providing off-street parking and a paved pathway to the front door and garden. Adjoining the rear of the property is a porcelain paved terrace ideal for al fresco dining and outdoor entertaining. The remainder of the garden is laid to lawn with a further paved path to the detached office/studio. A versatile space with a pair of glazed doors overlooking the garden and main house. Ideal for use as a home office or studio, with an adjoining cloakroom comprising washbasin and low-level WC. Accessed externally is an adjoining garden store.

Services

Mains electric and water are connected. Private sewerage treatment plant and heating via an air source heat pump, underfloor heating to ground floor and radiators to first floor. Fibre broadband to the property is available in the area and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

EPC – To be assessed

Council Tax – To be assessed

Annual Service Charge - To be confirmed

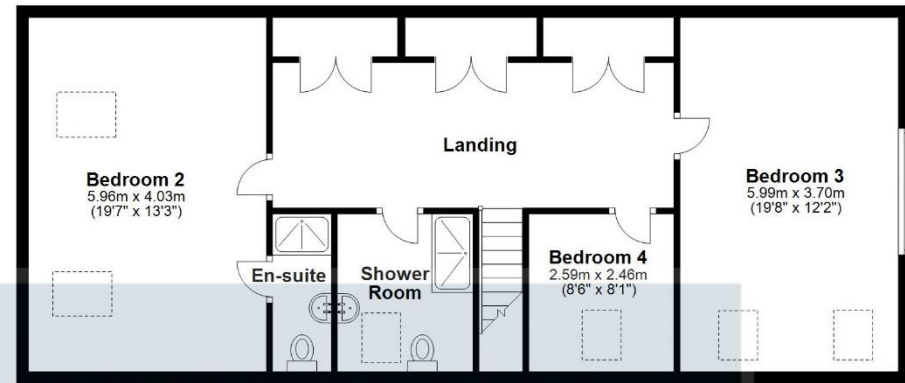
Service Charge Review Period - To be confirmed



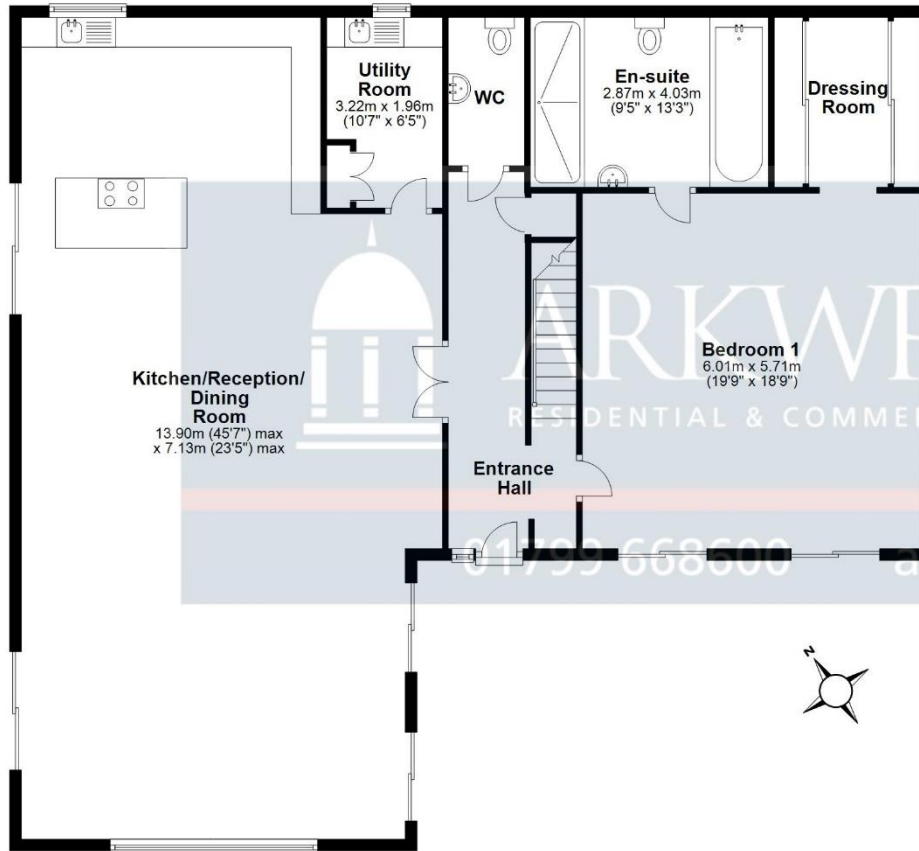




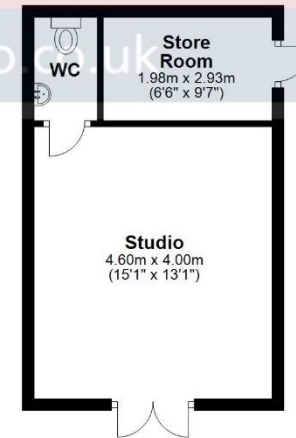
First Floor
Approx. 87.5 sq. metres (941.6 sq. feet)



Ground Floor
Approx. 188.5 sq. metres (1814.1 sq. feet)



Outbuilding
Approx. 26.7 sq. metres (286.9 sq. feet)



Total area: approx. 282.7 sq. metres (3042.6 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.



Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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