

Jonathan Hunt

ESTATE AGENCY

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Lynchetts High Street, Barley, Royston, SG8 8HT

Guide Price £1,050,000

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Nestled in a highly sought-after village location, this charming detached property offers an exceptional blend of space, character, and future potential. Set within a generous, sun-drenched garden, beautifully landscaped with mature trees, shrubs, and vibrant borders, the home provides a peaceful and private retreat—perfect for families and garden lovers alike.

The interior features three spacious double bedrooms and two well-appointed bathrooms, along with a convenient ground floor WC. Three large reception rooms offer flexible living and entertaining spaces, complemented by a separate utility room and a useful cellar. A particular highlight is the expansive, fully usable loft space, offering exciting scope for conversion.

Externally, the property benefits from a detached double garage and a private driveway with ample off-street parking for multiple vehicles. A versatile garden outbuilding provides the ideal space for a home office, gym, or creative studio. Adding even more appeal, the property comes with approved planning permission for a double-height side extension—offering a rare opportunity to further enhance this already substantial home in a desirable village setting.



ENTRANCE HALL 14'2" x 9'8" (4.34 x 2.95)

LOUNGE 17'7" x 13'8" (5.36 x 4.18)

RECEPTION ROOM 17'0" x 16'2" (5.19 x 4.93)

W/C

DINING ROOM 13'8" x 13'1" (4.17 x 3.99)

KITCHEN 13'0" x 11'6" (3.97 x 3.51)

UTILITY ROOM 9'7" x 6'7" (2.94 x 2.03)

LANDING

PRINCIPLE ROOM 17'2" x 16'2" (5.24 x 4.95)

DRESSING ROOM 7'8" x 6'5" (2.35 x 1.98)

BEDROOM TWO 13'1" x 10'9" (4.01 x 3.29)

BATHROOM ONE 10'7" x 6'4" (3.25 x 1.95)

BEDROOM THREE 14'0" x 10'0" (4.29 x 3.06)

BATHROOM TWO 10'9" x 7'7" (3.30 x 2.33)

GARDEN ROOM 19'5" x 9'3" (5.93 x 2.83)

DOUBLE GARAGE 19'3" x 19'3" (5.87 x 5.87)

GARDEN

DRIVEWAY

Agents Notes

In accordance with the Estate Agents Act 1979, we would like to point out that the sellers of this property are connected to Jonathan Hunt estate agency.



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