

Hildersham Road, Little Abington, CB21 8BP

CHEFFINS

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Abington, Cambridge,
CB21 6BP

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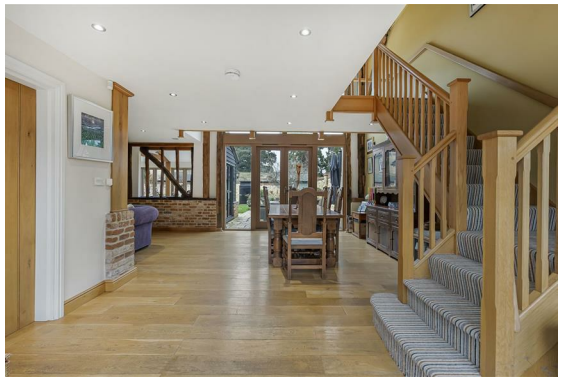
Guide Price £1,275,000



Most impressive and substantial former barn sympathetically converted into a most stylish and luxuriously appointed country home of quite exceptional quality and great character incorporating a wealth of exposed beams/timbers and a fine Inglenook style fireplace. The property provides extensive and well-proportioned accommodation together with a self contained annexe directly opposite the main barn and this includes a kitchen/dining room plus a first floor reception room, bedroom and bathroom. The main barn provides beautifully presented accommodation including a wonderful open plan reception and dining room ideal for entertaining together with a large, luxuriously appointed kitchen with adjoining family room and breakfast room. The Property is accessed via a private road and automatic, secure gated access with intercom and this in turn leads to an extensive back paviour courtyard style area which also provides access to two other adjacent barns. Directly opposite the main barn is a double garage with twin up and over automatic doors, large store and door to the self-contained annexe.






LOCATION

Ley Rectory Farm Barns are part of a former farmstead which occupies a prominent and most desirable location on the edge of highly desired villages of Little and Great Abington. The highly regarded and much sought-after South Cambridgeshire village of Little Abington has its own fine church and petrol station/stores. The larger neighbouring village of Great Abington provides an excellent range of local amenities including its own church, inn/restaurant, post office/stores, recreation/cricket ground and primary school. The university city of Cambridge is about 7 miles away and the market town of Saffron Walden is 8 miles distant. For the commuter, the village is conveniently placed for access to major routes including the A11 which links to the M11 motorway and the A14 to the North. There are also main line stations at Whittlesford and Audley End, both providing a service to London Liverpool Street and the M11 motorway access points are located at Duxford (Junction 10) and Stumps Cross (Junction 9 - South only)

FULL HEIGHT SEALED UNIT DOUBLE GLAZED DOORS
with full height sealed unit double glazed windows to either side leading to:

DINING HALL
A magnificent open plan space with exposed beams and timbers, natural wood flooring and staircase off to first floor. This area is partly open to the full height of the building and is overlooked by a galleried landing area with further full height sealed unit double glazed doors and windows providing wonderful space and light doors open onto a secluded walled terrace and gardens.

STUDY/OFFICE
with sealed unit double glazed windows to front aspect, natural wood style flooring and large fitted desk unit with extensive drawers and cupboards beneath, exposed brick chimney breast and exposed timbers.

PRINCIPAL DRAWING ROOM
with an impressive open studwork partition which looks through to the kitchen and adjoining family room. Impressive Inglenook style fireplace with an exposed bressumer set above a raised brick hearth and woodburning stove, natural wood flooring, wealth of exposed beams and timbers and opening through to:

FAMILY/BREAKFAST ROOM & KITCHEN
A stunning open plan area incorporating a high semi-vaulted ceiling with wealth of exposed beams and timbers, natural stone flooring, full height sealed unit double glazed windows overlooking the secluded side terrace and gardens and further bi-fold doors leading to further terrace and walled rear garden. Leading through from the Breakfast and Family room is the luxuriously appointed Kitchen/Breakfast room incorporating an inset twin bowl butler sink unit with mixer taps, cupboards below, extensive base units comprising beautiful and most stylish granite work surfaces with further cupboards and drawers below and extensive range of wall storage cupboards, glazed cabinets and drawers. There are also two integrated dual ovens with a 5 point Siemens induction hob and contemporary style stainless steel extractor cooker hood above, further combination oven integrated and steam oven to side, integrated refrigerator and larder cupboard with shelves and drawers beneath, integrated Siemens coffee machine and two integrated double freezers set beneath a large central L-shaped island with luxuriously appointed granite work surfaces, fitted breakfast bar, extensive cupboards beneath, integrated wine fridge, circular wooden preparation unit and a stainless steel sink with feature extendable spray tap above, sealed unit double glazed Velux windows, sealed unit double glazed windows to side overlooking the garden area, feature farmhouse style stone ceramic tiled floor with underfloor heating.

INNER HALL
with built-in airing cupboard with lagged hot water cylinder, natural wood style flooring, staircase off to first floor with built-in storage cupboard understairs, large full height sealed unit double glazed door leading to terrace and garden. Door off to:

UTILITY ROOM
with inset stainless steel sink unit with cupboards below, natural wooden worktops with further cupboards beneath and space and plumbing for washing machine, upright broom/storage cupboard and range of wall storage cupboards, additional worktop with space beneath for appliances, upright shelved storage cupboard, further cupboard housing tech areas incorporating electric boxes for security equipment and operations, natural stone tiled floor, sealed unit double glazed window to front aspect.

CLOAKROOM
with vanity style unit with circular wash hand basin set on vanity unit with drawers beneath and mixer taps, tiled splashback, low level w.c. and stone style ceramic flooring, built-in shelved storage cupboard, sealed unit double glazed window to front aspect.

FAMILY ROOM
with sealed unit double glazed windows to front and rear aspect.

STUDY/SNUG
with sealed unit double glazed windows to front aspect, exposed timbers, exposed brick chimney breast.

ON THE FIRST FLOOR

GALLERY STYLE LANDING
with feature high vaulted ceiling with exposed beams and timbers, glazed balustrade partly overlooking the Dining Hall and a sealed unit double glazed window providing wonderful views of the gardens and terrace.

PRINCIPAL BEDROOM SUITE
open to the full height of the Barn with vaulted ceiling and wealth of exposed beams and timbers, radiator, sealed unit double glazed windows to front aspect, door off to:

ENSUITE DRESSING ROOM
with an extensive range of fitted open wardrobes with clothes rails, high semi-vaulted ceiling with exposed timbers and sealed unit double glazed Velux window, door to:

LUXURY ENSUITE SHOWER ROOM
A generous room with a large walk-in shower with large head and handheld shower unit, glazed screens, long vanity style unit with granite style work surfaces with two inset wash hand basins with mixer taps and extensive cupboards and drawers below, large wall mirror above, contemporary style wall mounted radiator/towel rail, low level w.c., and large Jacuzzi style bath with ceramic tiled walls around and a further wall mounted radiator/towel rail, sealed unit double glazed windows to rear aspect.

BEDROOM 2
with high semi-vaulted ceiling with exposed beams and timbers, sealed unit double glazed windows to front aspect, double radiator, extensive open wardrobes and shelving and chest of drawers.

BEDROOM 3
with sealed unit double glazed windows to front aspect, high semi-vaulted ceiling, exposed beams and timbers and recess with fitted wardrobes, shelves and drawers.

SHOWER ROOM
with walk-in shower cubicle with wall mounted shower unit and large shower head, sliding glazed doors, vanity unit with inset wash hand basin with drawers beneath, wall mirror above and low level w.c., exposed beams and timbers, ceramic tiled floor, vertical wall mounted radiator/towel rail, sealed unit double glazed Velux window to rear aspect.

STAIRCASE OFF FROM REAR HALL
leading up to:

GALLERY STYLE LANDING
with glass balustrade and sealed unit double glazed Velux window to rear aspect.

BEDROOM 4
with radiator, sealed unit double glazed window to rear aspect.

BATHROOM
with suite comprising bath with mixer taps and ceramic tiled walls around, walk-in shower area with large head shower and hand held shower unit, ceramic tiled walls around, glazed screen to side, vanity unit with wash hand basin set on cabinet with drawers beneath, ceramic tiled splashbacks and wall mirror, electric shaver socket, low level w.c., wall mounted vertical radiator/towel rail, sealed unit double glazed windows to rear aspect.

OUTSIDE
There is a long driveway and automatic gate which provides access to a communal brick paviour courtyard style area which also provides access to both No. 1, No. 2 and No. 3 farm barns. Opposite No. 1 there is a GARAGE block which incorporates a double garage with automatic up and over doors, part glazed sealed unit double glazed door leading to:

SELF-CONTAINED APARTMENT
which incorporates on the ground floor:

GENEROUS KITCHEN/BREAKFAST ROOM
with inset stainless steel sink unit with cupboard beneath, space and plumbing for washing machine, integrated oven and two point induction hob with concealed extractor cooker hood above, wall storage cupboards, tiled splashbacks, integrated refrigerator and freezer, radiator, built-in cupboard housing hot water cylinder, natural wood style flooring, further fitted breakfast bar and breakfast table and staircase up to:

FIRST FLOOR

LIVING ROOM
with built-in eaves storage cupboards, radiator, sealed unit double glazed window to rear aspect, door off to:

SHOWER ROOM
with a tiled shower cubicle and wall mounted shower unit with large head shower and hand held shower, vanity style unit with inset wash hand basin and mixer taps, tiled splashbacks, low level w.c., natural wood style flooring, sealed unit double glazed Velux window and wall mounted vertical radiator/towel rail.

BEDROOM
with sealed unit double glazed Velux window to front aspect, fitted worktop with open wardrobe space beneath, recess with fitted worktop, drawers beneath, radiator.

OUTSIDE
Adjacent to the double garage there is a further large store with two doors that lead through to the Garage. Immediately to the front of the Barn there is a part walled garden area with paving and shingle stone, outside boiler, gateway to the side which leads to a courtyard style area to the side of the barn with lean-to bike store, garden storage shed and this in turn opens to a further attractive part walled courtyard style garden area interspersed with well stocked borders, circular shinglestone feature, trees and bushes around. Outside tap and opening through to the principal garden area to rear which is laid to lawn with well stocked borders, shrubs and trees around, large secluded paved terrace and a raised timber deck with summerhouse adjacent. Further paved terrace with doors leading through from the Dining Hall. There is also external lighting and a rear gate which provides access to a further communal style pebblestone courtyard style area and a detached outside garden store.









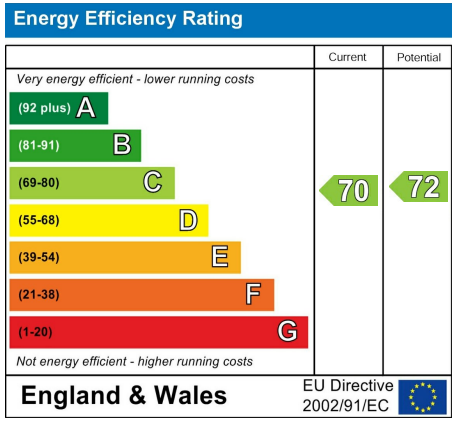








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Guide Price £1,275,000
Tenure - Freehold
Council Tax Band - G
Local Authority -

Approximate Gross Internal Area 4815 sq ft – 447 sq m
Ground Floor Area 2265 sq ft – 210 sq m
First Floor Area 1462 sq ft – 136 sq m
Annexe Ground Floor Area 423 sq ft – 39 sq m
Annexe First Floor Area 466 sq ft – 43 sq m
Garage Area 390 sq ft – 36 sq m
Outbuilding Area 199 sq ft – 19 sq m



PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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