



Three Hills Barn, Crossways House, Bartlow, CB21 4PW

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Three Hills Barn, Crossways House

Bartlow, Cambridge,
CB21 4PW

A unique opportunity to acquire an individual detached single storey residence, which provides versatile and well proportioned accommodation together with a double garage and extensive parking/driveway together with delightful mature gardens extending in all to approximately 0.79 of an acre and enjoying wonderful views to the rear over adjoining farmland and countryside.

2 2 1

Guide Price £795,000





LOCATION

Three Hills Barn occupies a rather special and most desirable position close to the heart of the picturesque and highly sought after village of Bartlow which is surrounded by unspoilt farmland and has its own popular country inn/restaurant (The Three Hills) which is just a few minutes walk from the Barn. Bartlow is conveniently located just two miles from the thriving South Cambridgeshire village of Linton with its extensive range of shopping and schooling facilities. The market town of Saffron Walden is 7 miles away and the university City of Cambridge is about eleven miles distant. For the commuter the village is also well placed for access to major routes including the A11 and M11 motorways and there are main line stations at Audley End, Whittlesford and Cambridge.

COVERED CANOPY PORCH

with outside light and wood panel entrance door leading to:

PRINCIPAL RECEPTION ROOM

A stunning and atmospheric living/dining room with feature high vaulted ceiling open to the full height of the building with exposed beams and timbers, high level window to side aspect and full height sealed unit double glazed windows to front aspect and full height sealed unit double glazed door leading to paved terrace and outside. Further full height sealed unit double glazed doors leading to paved rear terrace providing wonderful views over the adjoining gardens and farmland beyond, natural wood style flooring and opening to:

KITCHEN

with range of attractive units comprising inset single drainer sink unit with mixer taps and cupboards below, extensive base units comprising work surfaces with cupboards and drawers beneath, pull-out shelved units, integrated refrigerator and freezer, glazed shelved cabinets with shelved cupboards to either side, integrated oven and microwave oven, integrated 5 point gas hob with contemporary style stainless steel extractor cooker hood above and feature splashbacks, high vaulted ceiling open to the full height of the building, natural wood style flooring and a pair of full height sealed unit double glazed doors leading to paved terrace and gardens, door to:

REAR HALL/STUDY

with natural wood style flooring, built-in utility cupboard with storage to side and space and plumbing for washing machine, extensive shelving and recessed study area with fitted desktop with shelves above, and sealed unit double glazed window to rear aspect with frosted glass.

BEDROOM 1

with fitted full height double wardrobes with shelved cupboards to side, exposed timber, high semi-vaulted ceiling, sealed unit double glazed windows to front aspect and door to:

ENSUITE SHOWER ROOM

with a tiled shower area with sliding glazed door, fixed high level shower head and hand held shower unit, wash hand basin and low level w.c., tiled floor, sealed unit double glazed windows to side aspect, wall mounted radiator/towel rail.

BEDROOM 2

with built-in double wardrobes with shelves cupboards to side, exposed timbers and sealed unit double glazed windows to front aspect.

BATHROOM

with white suite comprising bath with shower attachment and ceramic tiled walls around, glazed shower screen, wash hand basin, low level w.c., wall mounted radiator/towel rail, ceramic tiled floor, sealed unit double glazed windows with frosted glass to rear aspect.

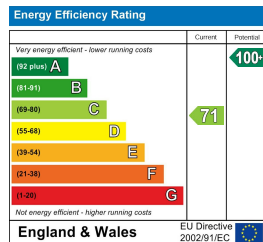
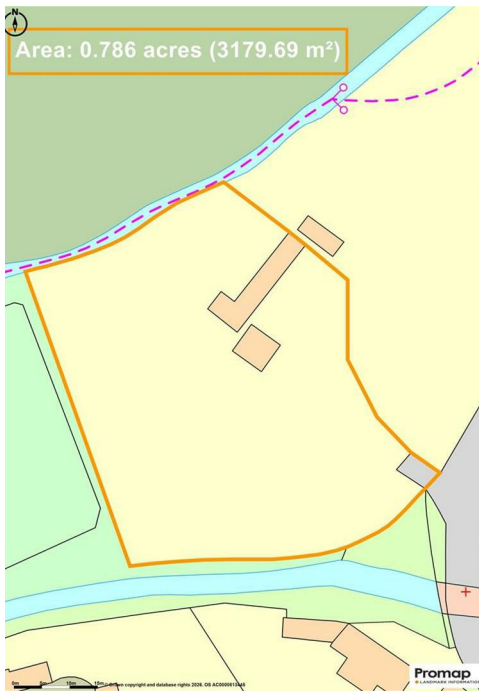
OUTSIDE

There are a pair of automatically controlled wooden gates which provide access to a long sweeping driveway which in turn leads to a pebblestone courtyard style parking and turning area adjacent to which is a DOUBLE GARAGE with light and power. The delightful and generous grounds are located mostly to the side and rear of the property and are principally laid to lawn with a great variety of mature trees, shrubs and borders around.

The gardens are a very special feature indeed and back onto farmland and countryside. Immediately adjacent to the rear of the building there is a large secluded paved terrace and to the side of the property there is a open lean-to area.







Guide Price £795,000

Tenure - Freehold

Council Tax Band - B

Local Authority - South Cambridgeshire District
Council

For more information on this property please refer to the Material Information Brochure on our website.

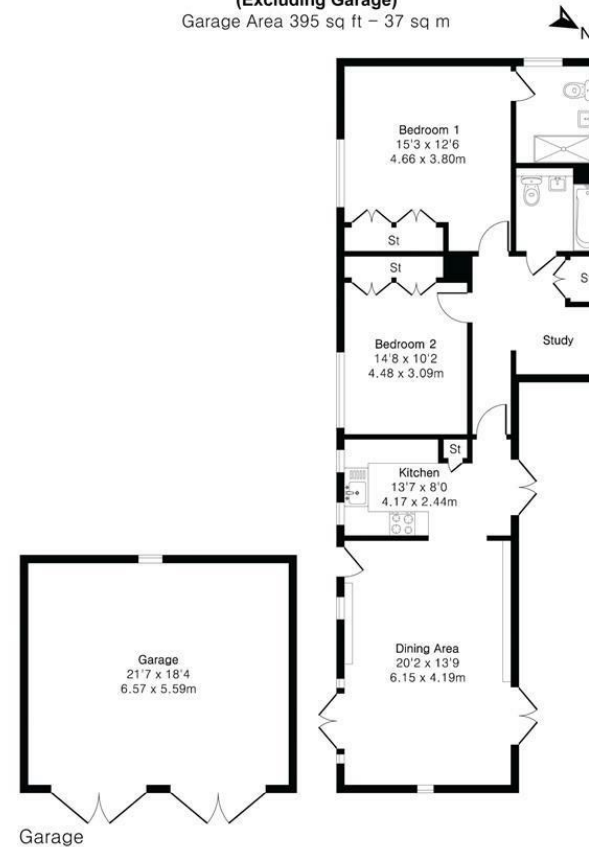
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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Approximate Gross Internal Area 1006 sq ft - 93 sq m
(Excluding Garage)

Garage Area 395 sq ft - 37 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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