



South Street, Comberton, CB23 7DZ

CHEFFINS

South Street

Comberton,
CB23 7DZ

East Barn is an impressive Grade II Listed barn conversion of considerable character and individuality, beautifully combining the historic fabric of the building with a thoughtfully arranged and highly versatile home. The property is complemented by a particularly private plot, with extensive off-road parking and a useful covered carport, while enjoying a convenient position within Comberton, close to a wealth of village amenities including Comberton Village College, the Co-op and the recently opened café. Offered for sale with the benefit of no onward chain, East Barn presents a rare opportunity to acquire a highly individual home in a well-connected and sought-after village setting.

4 2 2

Guide Price £975,000





LOCATION

Comberton is a highly regarded village situated approximately four miles south-west of Cambridge, with excellent access to the city via the A603. The village has a strong community atmosphere and benefits from a range of local amenities including a primary school, village hall, church, public house and sports facilities, together with convenient access to nearby shopping and leisure facilities. Cambridge provides an extensive range of cultural, educational, recreational and shopping amenities, whilst the surrounding countryside offers numerous opportunities for walking, cycling and outdoor pursuits.

ENTRANCE HALL

A storm porch provides shelter over the timber panelled entrance door, which opens into an impressive entrance hallway. The hall immediately establishes the character of the property, with exposed timber flooring, exposed timber beams, a painted cast iron radiator and a distinctive lantern-style skylight. A series of curved architectural features and passageways provide access to the kitchen/dining areas, while painted double doors open into the respective reception rooms, with a further curved walkway leading towards the remainder of the accommodation.

CLOAKROOM

Fitted with a two-piece suite comprising low-level WC with concealed dual-flush mechanism and hand wash basin with hot and cold mixer tap. Painted cast iron radiator, tiled flooring, inset lighting, extractor fan and double-glazed window to rear aspect.

SITTING ROOM

A particularly impressive reception room with high vaulted ceilings and exposed timber beams, centred around a Yorkon wood-burning stove set within an exposed brick chimney breast and hearth. Exposed timber flooring, further lantern-style skylight, painted cast iron radiators and wall-mounted lighting. Double-glazed windows overlook the side aspects, with a set of panel-glazed doors opening directly onto the patio.

DINING ROOM

A characterful and generously proportioned dining room with high vaulted ceilings, exposed timber beams and areas of exposed brickwork. Exposed timber flooring, painted cast iron radiator, curved feature wall, pendant and wall-mounted lighting, together with a lantern-style skylight. Double-glazed windows overlook the front and side aspects, while a set of panel-glazed French doors provide access to the side garden.

OPEN-PLAN KITCHEN/BREAKFAST ROOM

A superb central living space with high vaulted ceilings and exposed timber beams, incorporating a traditionally styled kitchen together with generous space for informal dining and everyday family living.

The kitchen comprises a collection of wall and base-mounted storage cupboards and drawers, finished in a traditional style with treated timber work surfaces and an inset stainless steel dual sink with hot and cold mixer tap and drainer. An Aga is positioned with tiled splashback, alongside an integrated Bosch induction hob with Bosch oven beneath. There is space and plumbing for a dishwasher and space for a fridge freezer. Original flagstone flooring, painted cast iron radiators and LED lighting. A range of sash and sliding windows provide views to either side, with additional display shelving incorporated into the corner of the kitchen units. Panel-glazed triple-glazed doors open onto the garden, with panel doors providing access to the adjoining rooms.

PANTRY

Accessed from the kitchen and retaining the continuation of the original flagstone flooring. High vaulted ceiling, lighting, fitted storage and window overlooking the side aspect.

UTILITY ROOM

Fitted with a roll-top work surface and tiled splashback, together with an inset porcelain butler-style sink with separate hot and cold taps and further tiled

splashback. Space and plumbing for washing machine and tumble dryer, continuation of the flagstone flooring, painted cast iron radiator and high vaulted ceiling with exposed timber beams. Panelled window overlooking the side aspect. The property benefits from an oil-fired boiler providing hot water and heating.

OFFICE

A useful and versatile home office with high vaulted ceiling, exposed character detailing and wooden flooring. Painted cast iron radiator, panel-glazed triple-glazed doors opening onto the side garden and further window to the front aspect.

INNER HALLWAY

A long and characterful inner hallway provides access to the bedroom accommodation, with panel doors leading to the individual bedrooms and further rooms. The hallway benefits from exposed brickwork, exposed timber beams, a series of windows overlooking the main garden and painted cast iron radiators, together with wall-mounted uplighting.

BEDROOM TWO

A generous double bedroom with high vaulted ceiling, exposed timber beams, engineered wood flooring and painted cast iron radiator. Exposed brickwork adds further character, while panel-glazed doors and a window provide attractive views and access towards the side garden.

BEDROOM THREE

A well-proportioned bedroom with high vaulted ceiling and exposed timber beams, painted cast iron radiator and wall-mounted lighting. Built-in wardrobes fitted with rails and shelving provide useful storage, with panel-glazed doors opening onto the side garden.

BEDROOM FOUR

A further attractive double bedroom with high vaulted ceiling, exposed timber beams, engineered wood flooring and painted cast iron radiator. Built-in wardrobes fitted with rails and shelving, exposed brickwork, skylight and double-glazed window to the side aspect.

FAMILY BATHROOM

A generous four-piece bathroom suite comprising standalone bath with hot and cold mixer tap and shower head attachment, large walk-in corner shower cubicle formed by moving glazed doors to create an enclosed shower area, wall-mounted shower head and additional shower head attachment, together with low-level WC with concealed dual-flush mechanism and wash hand basin with hot and cold mixer tap. Tiled surrounds, shaving point, wall-mounted lighting, heated towel rail, tiled flooring, extractor fan and LED downlighters. Exposed timber beams and high vaulted ceiling add further character, with windows fitted with privacy glass overlooking both side aspects.

PRINCIPAL BEDROOM SUITE

An impressive and expansive principal bedroom with high vaulted ceiling and exposed timber beams, engineered wood flooring and painted cast iron radiators. The room benefits from extensive built-in wardrobes, exposed brickwork, pendant and wall-mounted lighting and inset LED downlighters.

A distinctive curved architectural feature wall creates a recessed dressing area or reading nook, while a set of panel-glazed double doors opens onto the side garden. Further windows provide attractive views towards the garden, with a panel door leading through to the en suite bathroom.

EN SUITE BATHROOM

Fitted to the same high standard as the family bathroom, comprising standalone bath with hot and cold mixer tap and shower head attachment, large walk-in corner shower cubicle formed by moving glazed doors, wall-mounted shower head and additional shower head attachment, low-level WC with concealed dual-flush mechanism and wash hand basin with hot and cold mixer tap. Tiled surrounds, shaving point, wall-mounted lighting, heated towel rail, tiled flooring, extractor fan and LED downlighters, complemented by exposed timber beams, high vaulted ceiling and privacy-glazed windows to the side aspect.

OUTSIDE

East Barn benefits from two distinct garden areas, together providing a particularly attractive combination of formal and informal outdoor space.

MAIN GARDEN

The principal garden is positioned to the rear of the property and forms a substantial L-shaped area, principally laid to lawn and enjoying a good degree of privacy. A paved patio area leads directly from the sitting room, creating an excellent space for outdoor dining, entertaining and relaxation.

A gravelled pathway runs along the side of the property, providing access around to the front. The garden is well established, incorporating a variety of mature shrubs and trees, together with rhubarb and a particularly attractive summerhouse positioned to take advantage of the property's southerly to westerly aspect.

The garden is partly enclosed by timber fencing, with the principal boundary on one side formed by an attractive brick wall. Towards the far end of the garden are a number of mature trees and a slightly raised, mounded area which remains principally laid to lawn. This area is further enclosed by timber fencing, with a side access gate providing a convenient route back around to the front of the property.

FRONT GARDEN & DRIVEWAY

The property is approached from South Street via a gravel driveway which serves East Barn and the neighbouring property before sweeping around to the property's own substantial driveway. There is a generous amount of parking for several vehicles, together with a covered carport providing space for two cars.

A panelled door from the carport leads into an external storage room, which houses the oil tank and provides useful additional storage. A covered colonnaded walkway runs along the front of the property, providing sheltered access between the driveway and the house.

The front driveway is enclosed by an attractive brick wall with mature shrubbery and a wrought iron gate leading through to the property's second garden.

SECOND GARDEN

The second garden is principally laid to lawn and provides a further attractive and private outdoor space, enclosed by the surrounding brick wall. A paved patio area is positioned within one corner, providing an additional seating or entertaining area, while mature shrubs and trees provide a well-established backdrop.

A gravelled pathway runs along the side of the property, connecting this garden with the wider grounds and providing convenient access around the house.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

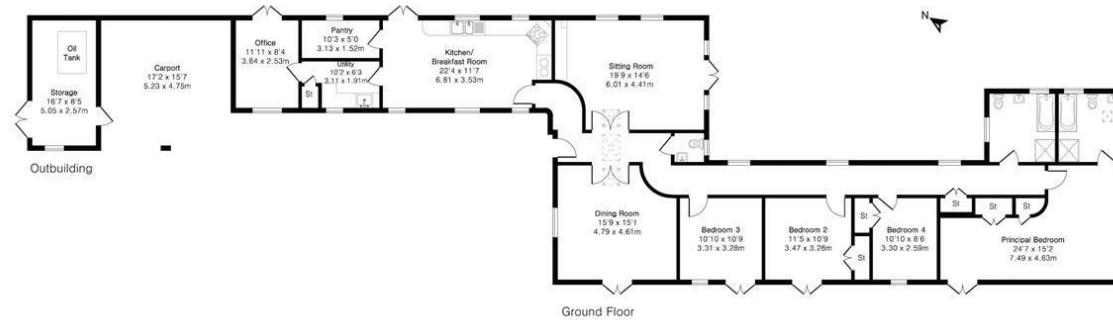
Guide Price £975,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – South Cambridgeshire District Council





**Approximate Gross Internal Area 2174 sq ft - 202 sq m
(Excluding Outbuilding)**

Outbuilding Area 140 sq ft - 13 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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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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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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