



North End, Bassingbourn, SG8 5PD

**CHEFFINS**



## North End

Bassingbourn,  
SG8 5PD

A substantial detached Grade II Listed residence of exceptional charm and character, with rendered elevations beneath a pitched tiled roof. The property offers beautifully presented, versatile and well-proportioned accommodation throughout and benefits from an adjoining converted barn, creating a striking and atmospheric dining hall ideal for both family living and entertaining.

The property stands well within its own attractive, mature and thoughtfully landscaped grounds, providing a high degree of privacy and seclusion, and extending in all to approximately 0.54 acres.

Within the grounds is a particularly useful range of outbuildings, including a substantial two-storey barn with adjoining pole barn workshop, offering significant potential for a variety of uses, subject to the necessary consents. Further ancillary buildings include a detached studio, summerhouse, double garage, garden sheds, log-fired hot tub and sauna.

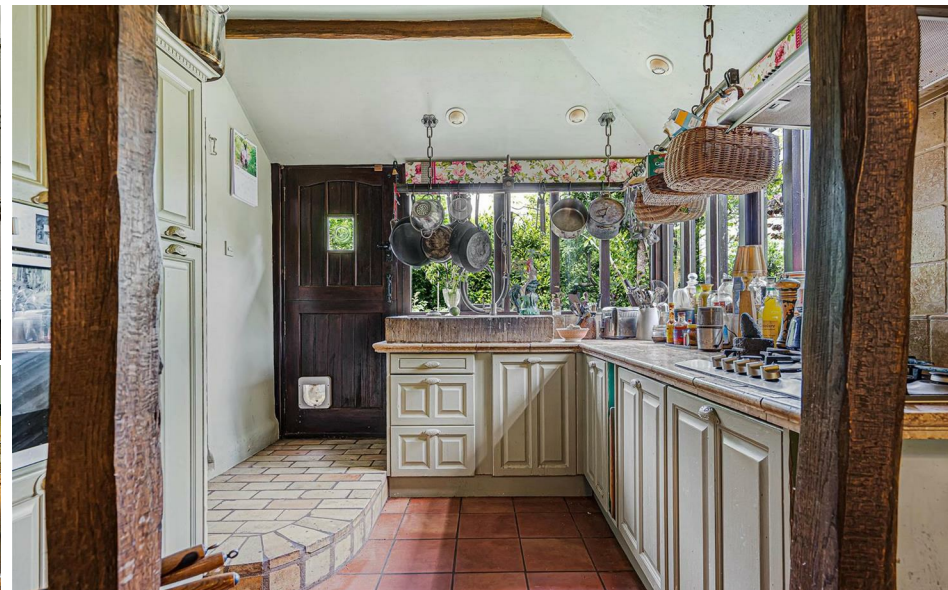
Occupying a delightful setting, the property combines period character and architectural interest with excellent outside space and a versatile range of outbuildings, creating a rare opportunity in an attractive and highly regarded location.

4 2 2

Guide Price £950,000







## LOCATION

North End enjoys a pleasant position within the highly regarded South Cambridgeshire village of Bassingbourn, offering an attractive balance of rural charm and everyday convenience. The village provides a good range of local amenities including shops, a primary school, village college, healthcare facilities and recreational spaces, while the nearby market town of Royston offers extensive shopping, dining and leisure opportunities. Excellent transport links are available via Royston railway station, providing regular services to Cambridge and London King's Cross, and the A505 offers convenient road access to Cambridge, Royston and surrounding areas, making this an ideal location for both commuters and families.

**TIMBER PANELLED ENTRANCE DOOR**

with entrance canopy leading into:

**RECEPTION HALLWAY**

with coving, radiator, stone tiled floor, window to the front.

**CLOAKROOM**

with low level w.c., wash hand basin with mixer tap, storage cupboards, tiled surround and tiled walls, radiator, coat hooks, shelving, frosted window.

**STUDY/GUEST BEDROOM**

painted panelling, painted beam, storage cupboard housing oil fired boiler providing central heating and hot water, wooden flooring, double panelled radiator, window.

**SITTING ROOM**

feature fireplace with painted bressumer, log burning stove, tiled and brick hearth, oak flooring, central staircase with timber treads, metal handrail and spindles, timber panelling, STUDY AREA, radiators, windows to either side.

**KITCHEN/BREAKFAST ROOM**

feature high vaulted ceiling, Inglenook fireplace with bressumer and two oven oil fired Aga for cooking and hot water, tiled floor, Kitchen area, stone sink, mixer tap, tiled working surfaces, 5 ring gas hob with extractor, concealed refrigerator, Neff electric oven, double glazed windows, door leading to outside.

**DINING HALL/BARN**

full height vaulted ceiling, wealth of exposed beams and timbers, fireplace with log burning stove, double glazed doors and windows leading out to garden, timber doors to side.

**UTILITY ROOM**

stone tiled working surfaces, double bowl sink unit,

dishwasher, plumbing and space for automatic washing machine, plumbing and space for tumble dryer, space for fridge/freezer, brick floor, storage cupboard and shelving, double glazed window.

**CLOAKS/SHOWER ROOM**

tiled shower, low level w.c., wash hand basin with tiled surround and storage cupboards, heated towel rail/radiator, frosted window.

**ON THE FIRST FLOOR****LANDING**

oak floorboards, downlighters, radiator, and a pair of windows.

**BEDROOM 1**

painted cornicing, dado rail, radiator, false wall/headboard with doors to either side leading to walk-in wardrobe.

**BEDROOM 2**

cornicing, mirror fronted wardrobe cupboards, oak floorboards, window.

**BEDROOM 3**

downlighters, painted beams, storage cupboard with hot water tank and immersion, mirror fronted wardrobe cupboards and chest of drawers, radiator, window.

**BATHROOM**

fitted with white three piece suite, with tiled walls and floors, painted beams, frosted window and radiator.

**OUTSIDE**

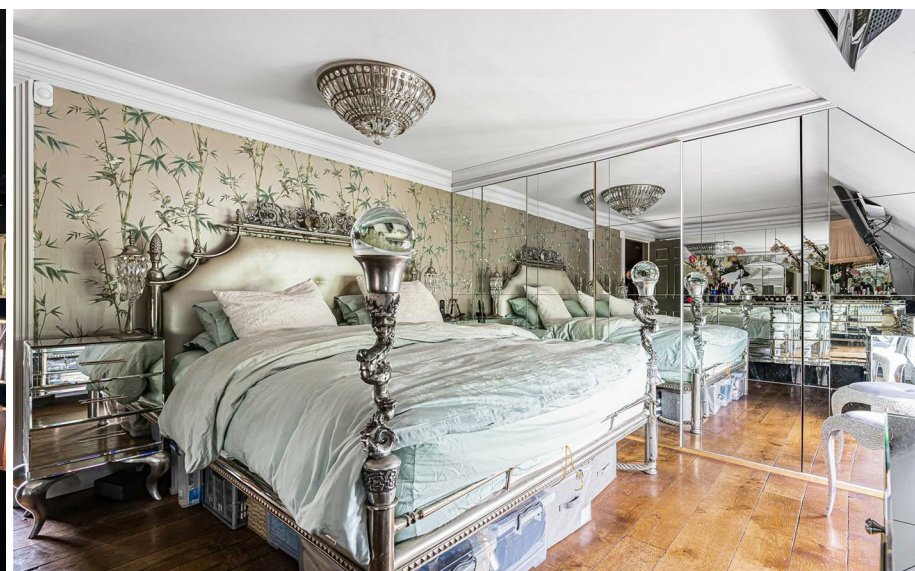
The property stands within its own delightful well stocked established grounds approached via a pair of 5-bar gates. The gardens offer a high degree of seclusion and privacy

with a number of fine species, wild flowers, and a number of useful buildings. DETACHED DOUBLE GARAGE with a pitched tiled roof with rendered elevations with a pair of up and over doors to the front, personal door to the side with storage loft, window to the rear, power and light connected. Natural pond with pump providing water for gardening purposes. To the rear of the garden is an open fronted pole barn with two post ramp with power and light connected with two storey BARN adjoining with first floor mezzanine, power and light connected, log burning stove. STUDIO timber with weather boarded elevations underneath a corrugated and felt roof with undercover seating area, painted timber walls and floors with double glazed folding doors. Adjoining store. SUMMERHOUSE, wood fire hot tub adjoining electric sauna, greenhouse, timber storage shed.

**AGENTS NOTE**

There is a showman's carriage in the grounds, which is currently set up as guest accommodation with facilities. This may be available by separate negotiation.









Guide Price £950,000  
Tenure - Freehold  
Council Tax Band - G  
Local Authority - South Cambridgeshire  
District Council







**Approximate Gross Internal Area 2337 sq ft - 217 sq m**  
**(Excluding Garage & Outbuilding)**  
 Ground Floor Area 1590 sq ft - 148 sq m  
 First Floor Area 747 sq ft - 69 sq m  
 Garage Area 402 sq ft - 37 sq m  
 Outbuilding Area 872 sq ft - 81 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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