



Days Barn, Weston Colville, CB21 5PH

CHEFFINS

Days Barn

Weston Colville,
CB21 5PH

- Period Converted Barn
- Carport & Allocated Parking
- Courtyard Gardens
- Period Features
- Oil Central Heating
- Three Bedrooms
- Master Bedroom With En-suite
- Wood Burning Stove

A charming period barn conversion standing in the centre of the village with a wealth of character and period features. The property has 3 bedrooms- 1 ensuite, a first floor bathroom, downstairs WC, lounge/dining room, kitchen, a courtyard and a car port and parking.

3 2 1

Guide Price £295,000





LOCATION

WESTON COLVILLE has a village hall and church and more local amenities can be found in Balsham (approximately 3 miles) which has a post office, shop, coffee shop, school, pubs, etc. The nearest train station can be found in Dullingham (3 miles). Newmarket (6 miles) and Haverhill (5 miles) offer a much wider range of retail outlets, health services, banking facilities, schooling, along with numerous leisure and recreational venues.

ENTRANCE PORCH

Patio flooring, post box, door into:

ENTRANCE HALL

Storage cupboard, door to front, stairs to landing, exposed ceiling and wall timbers.

DOWNSTAIRS WC

Window to side, cat flap. low level WC, wall mounted wash hand basin.

LOUNGE/DINING ROOM

22'7 x 11'9

Fantastic dual aspect room with full length window to the rear, window to front, redbrick fireplace with wood burning stove and oak Bressummer beam, radiator, exposed ceiling timbers.

KITCHEN

9'0 x 6'11

Range of matching wall and base units with worksurfaces over, 1 and half bowl ceramic sink with mixer taps, built in electric oven with electric hob and extractor hood over, space and plumbing for appliances, window to front, exposed ceiling timbers.

LANDING

Loft access, airing cupboard with water cylinder.

BEDROOM ONE

14'2 x 10'4

Vaulted ceiling, exposed redbrick chimney breast, ceiling timbers, radiator, Velux window.

EN-SUITE

Shower room with low level WC, pedestal wash hand basin, shower with electric shower and tiled splashbacks, Velux window, exposed ceiling timbers.

BEDROOM TWO

11'10 x 9'5

Window to front, radiator, vaulted ceiling, exposed timbers.

BEDROOM THREE

8'9 x 7'9

Window to front, radiator, exposed ceiling and wall timbers.

BATHROOM

Suite comprising low level WC, side panelled bath, pedestal wash hand basin, Velux window, exposed wall and ceiling timbers.

OUTSIDE:

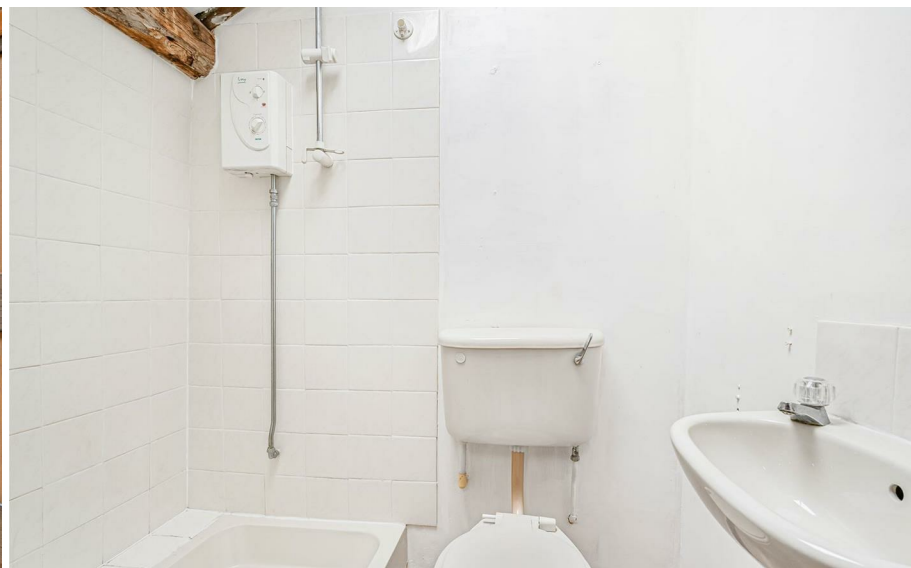
Courtyard style walled gardens with circular patio and plum shingled borders, timber built shed, oil tank and outside oil boiler.

Parking: Carport with further allocated parking space.

AGENTS NOTES

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £295,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – West Suffolk Council

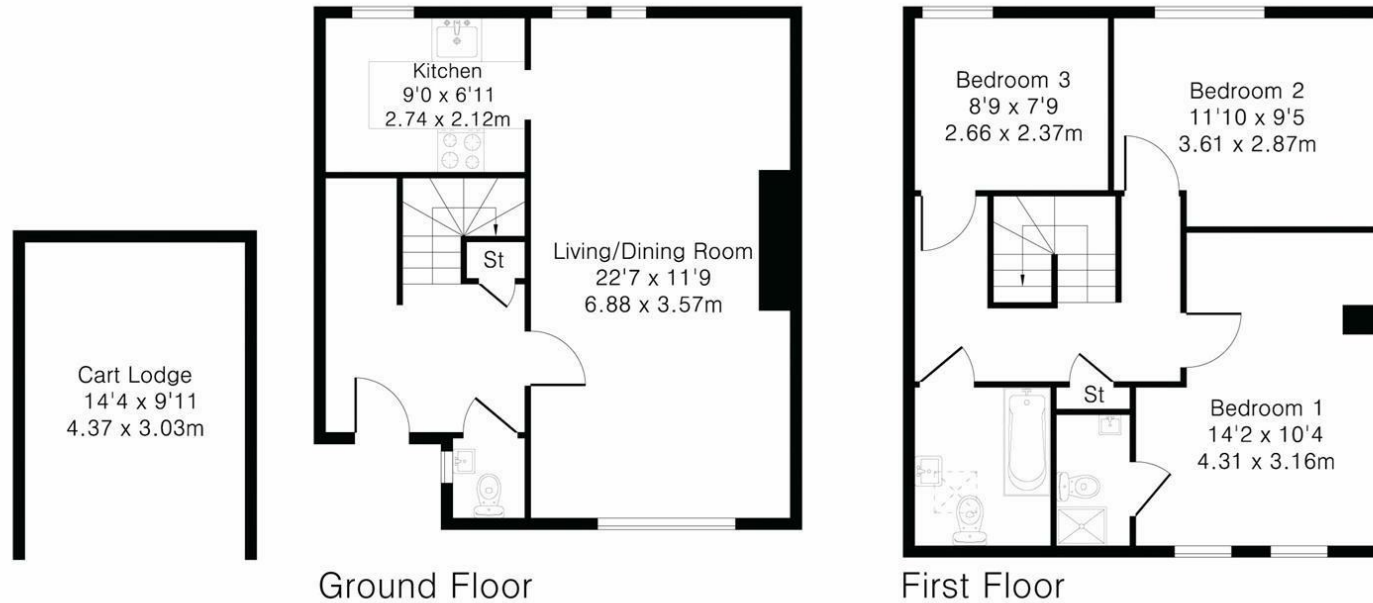




Approximate Gross Internal Area 950 sq ft - 88 sq m

Ground Floor Area 451 sq ft – 42 sq m

First Floor Area 499 sq ft – 46 sq m



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.