



Main Street, Stow-Cum-Quy CB25 9AB

Offers Over £175,000

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An outstanding opportunity to purchase a detached barn with planning permission obtained to turn into a superb family home.

The planning permission can be found 24/02463/FUL and 24/02464/LBC on South Cambridgeshire Council Website.

Externally the property offers a fully enclosed garden – no on-site parking.

- **Conversion Opportunity**
- **Enclosed Garden**
- **Viewing Highly Recommended**

- **Detached Barn**
- **Fully Restored Timber-Fame & Plinth**
- **NO CHAIN**

- **Planning: 24/02463/FUL and 24/02464/LBC on South Cambridgeshire Council Website**
- **Curtilage Listed**

PROPOSED ACCOMMODATION

The following accommodation is taken from the drawings submitted for planning permission.

Entrance Hall

Spacious entrance hall with doors leading to utility room and walk-in pantry. Opening to kitchen/dining room. Stairs to study area.

Utility Room

Door leading to entrance hall.

Walk-In Pantry

Door leading to entrance hall. Housing boiler.

Kitchen/Dining Room

Open plan kitchen/dining area with opening to living room and entrance hall. Door to inner hall.

Living Area

Spacious living area with opening to kitchen/dining room. Double doors to outside.

Inner Hall

Doors to outside, kitchen/dining room, bedroom 1 and bathroom. Stairs to first floor.

Bedroom 1

Built-in under stair storage. Door to inner hall.

Bathroom

Proposed suite comprising W.C., hand basin and bath. Door to inner hall.

Landing

Door to bedroom 2. Stairs to ground floor.

Bedroom 2

Built-in eaves storage. Door to en suite. Door to landing.

En Suite

Proposed suite comprising W.C., hand basin and shower. Door to bedroom 2.

Study Area

Accessed via stairs from entrance hall.

Outside

Enclosed rear garden.

PROPERTY INFORMATION

EPC - n/a

Tenure - Freehold

Council Tax Band - tbc

Property Type - Detached Barn

Property Construction – Timber Frame

Number & Types of Room – Please refer to the floorplan

Square Meters - tbc

Parking – On Street

Electric Supply - Mains

Water Supply – Connection Required

Sewerage - Connection Required

Heating sources - tbc

Broadband Connected - tbc

Broadband Type – Standard speed available

Mobile Signal/Coverage – Ofcom advise likely on all networks

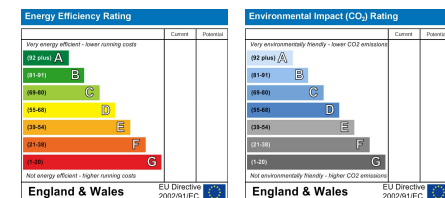
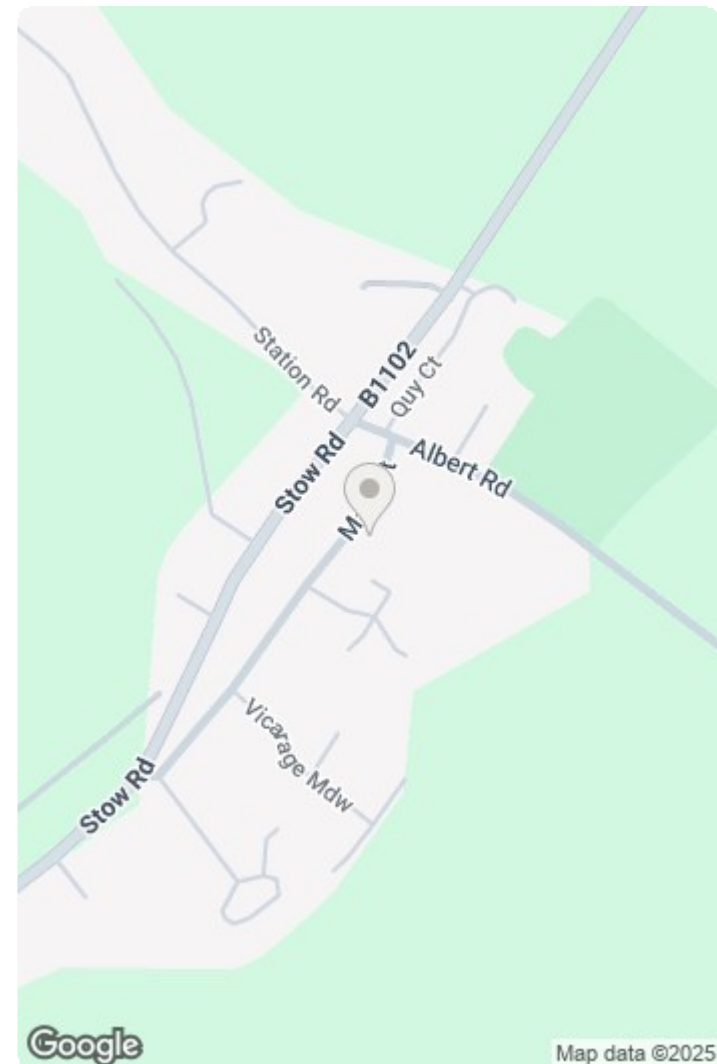
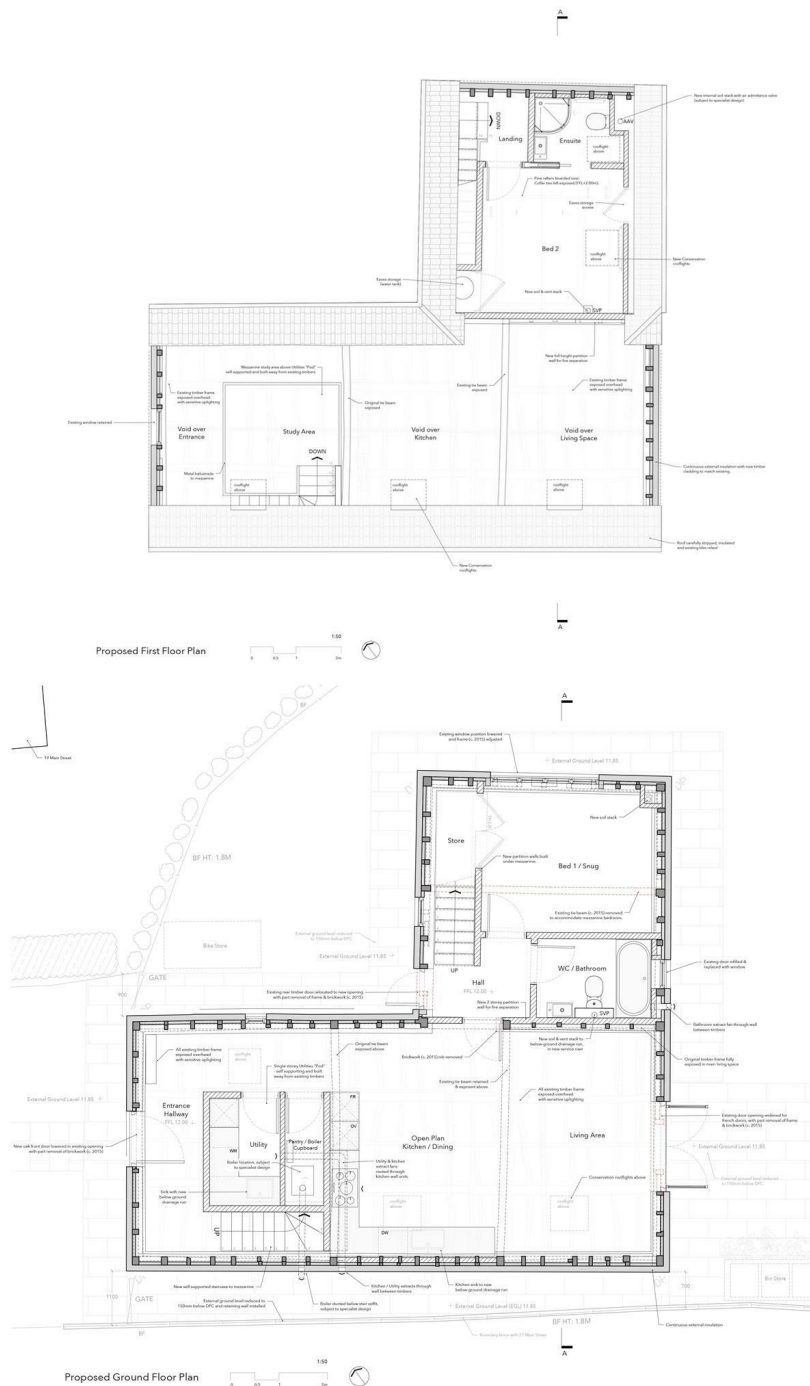
Rights of Way & Easements – None

that the vendor is aware of

Location – What 3 Words -

///tailwind.mats.handed





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