



The Old Barn High Street
Newmarket, CB8 0SE
Guide Price £445,000

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An impressive converted barn set within a superb and highly regarded village of Brinkley and in easy reach of A14 and the City of Cambridge.

Requiring a little updating, offering substantial accommodation (circa 1750 sq ft) and boasting many period features, this charming property offers accommodation to include a kitchen/breakfast room with vaulted ceiling, 31ft sitting room/dining room, study, four bedrooms (with en-suite to master) and a family bathroom.

Externally the property offers an enclosed front garden with parking space and useful outhouse/store room.

No chain – viewing recommended.

EPC (F)
Council Tax D (East Cambridgeshire)

Accommodation Details:

Entrance door through to the:

Sitting/Dining Room 31'3" x 13'5" (9.55 x 4.10)

Generous sized room with featured exposed bricked fireplace and wood burning stove, radiators, laid oak flooring, staircase rising to the first floor, windows to the front aspect and door through to the:

Kitchen/Breakfast Room 21'2" x 15'9" (6.46 x 4.82)

Large open plan kitchen/breakfast room with a range of fitted base level storage units and working surfaces over, tiled splashback areas, inset butler sink with mixer tap, mini-Rayburn with space and plumbing fridge/freezer, dishwasher, washing machine and tumble dryer. Vaulted ceilings with exposed timber beams, laid oak flooring, windows to the side and front aspect as well as external door.

Study 13'1" x 8'2" (4.00 x 2.50)

Laid oak flooring, fitted shelving unit and window to the rear aspect.

Cloakroom 9'10" x 4'11" (3.00 x 1.50)

Wash basin and WC.

First Floor Landing

With radiators, exposed beams and window to the front and rear aspect.

Master Bedroom 14'11" x 12'11" (4.55 x 3.95)

Vaulted ceiling double bedroom with exposed timber beams, two Velux windows, window to the side aspect and door through to the:

Ensuite 10'5" x 4'9" (3.20 x 1.45)

Three piece suite comprising of a low level WC, pedestal wash basin, enclosed shower cubicle and window to the side aspect.

Bedroom 2 13'9" x 8'4" (4.20 x 2.55)

Radiator, window to the rear and side aspect.

Bedroom 3 10'6" x 9'6" (3.22 x 2.92)

Front facing Juliet balcony, access to airing cupboard, exposed timber beams and radiator.

Bedroom 4 10'5" x 9'0" (3.20 x 2.76)

With radiator and window to the front aspect.

Bathroom 13'9" x 8'4" (4.20 x 2.55)

Three piece bathroom suite comprising of a low level WC, pedestal

wash basin, panelled bath with shower attachment and Velux window.

Store 14'7" x 4'11" (4.45 x 1.50)

Useful storage with door to the side aspect.

Outside

West facing garden mostly laid to lawn with paved terrace and well stocked with plants and shrubs. Paved driveway creating parking for up to two vehicles.

PROPERTY INFORMATION:

Maintenance fee - N/A

EPC - F

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Barn Conversion

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 161 SQM

Parking – Off Road

Electric Supply - Mains Supply

Water Supply – Mains Supply

Sewerage - Mains Supply

Heating sources - Oil, Radiators

Broadband Connected - TBC

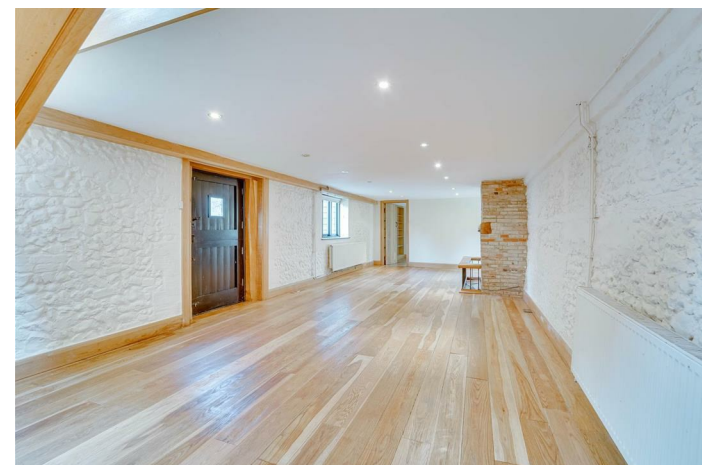
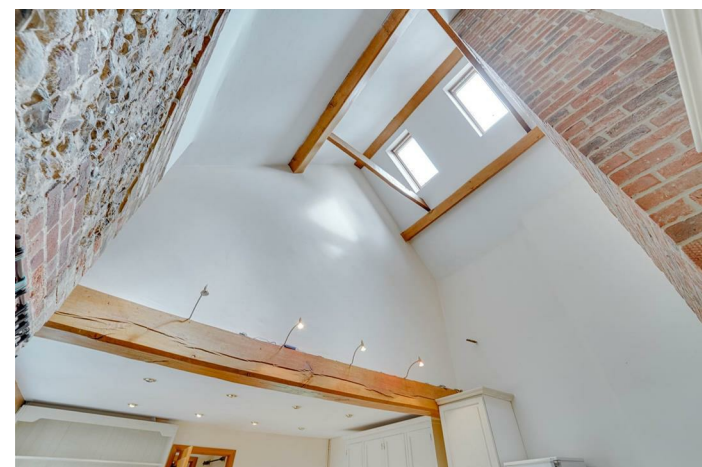
Broadband Type – Ultrafast Available

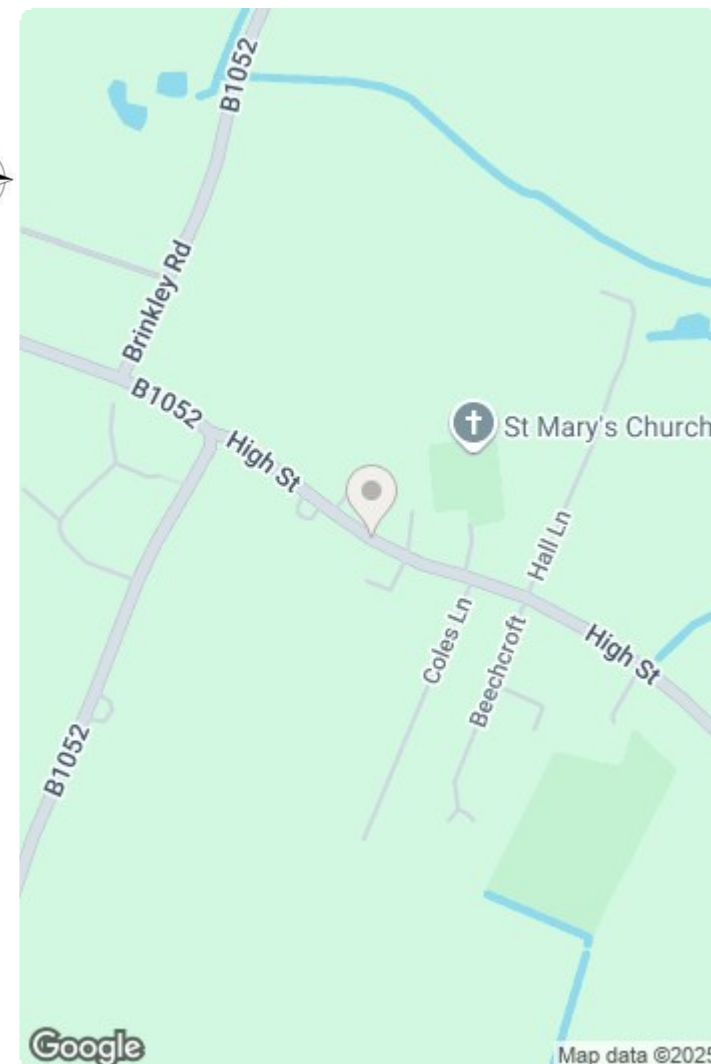
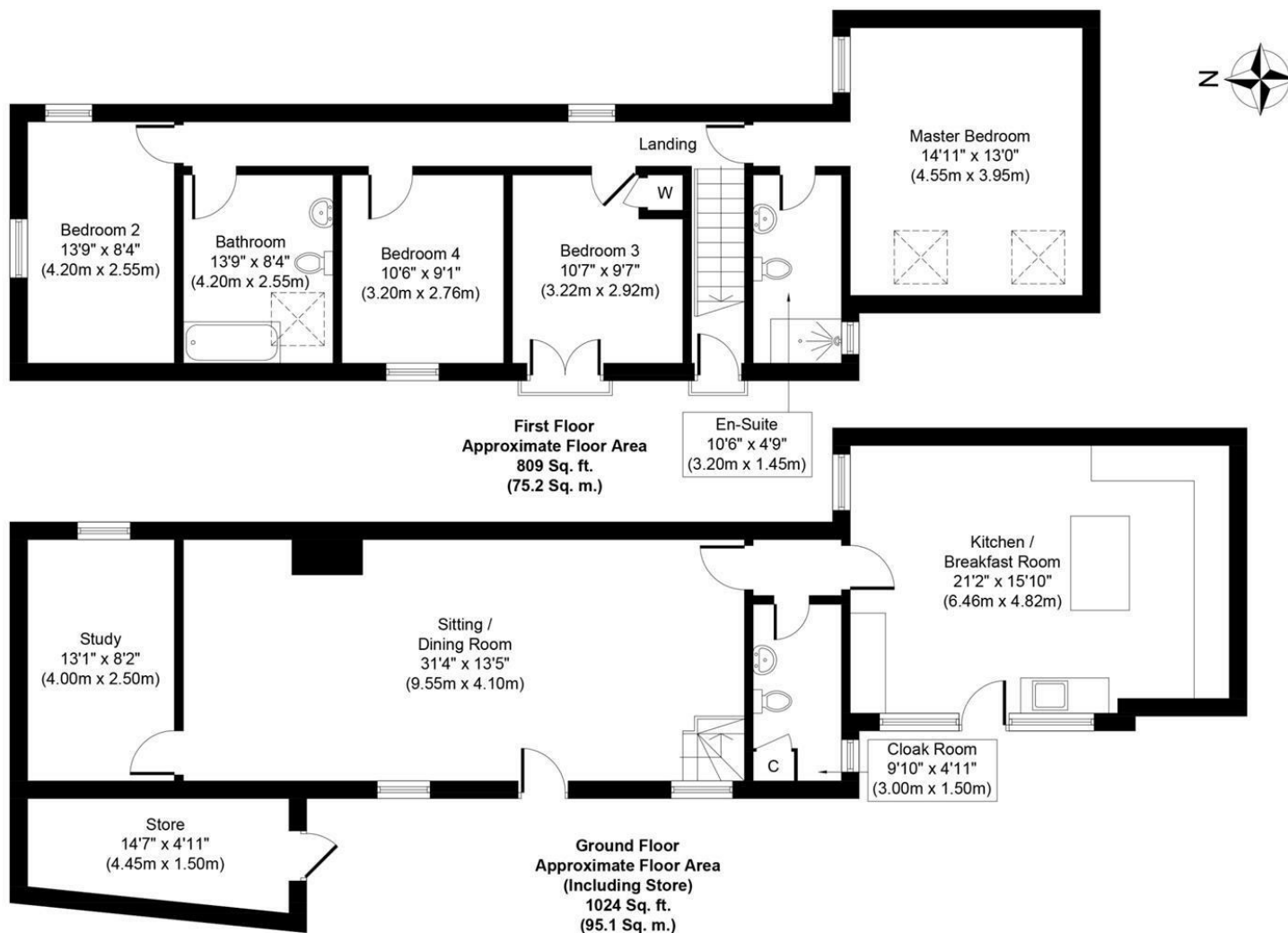
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Mobile Signal/Coverage – Limited

Rights of Way, Easements, Covenants

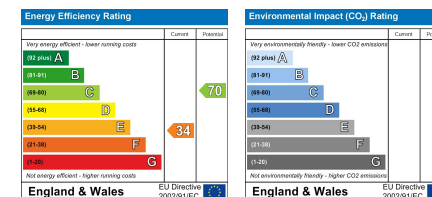
– None that the vendor is aware of





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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