



19 Barton Road,, Cambridge, CB23 7BP
Offers Over £1,000,000 Freehold



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A RARE OPPORTUNITY TO ACQUIRE A STUNNING GRADE II LISTED, CONVERTED SEMI-DETACHED BARN OFFERING EXTREMELY SPACIOUS, FLEXIBLE AND WELL PLANNED ACCOMMODATION, BEAUTIFULLY PRESENTED THROUGHOUT WITH NUMEROUS UNIQUE FEATURES AND SET WITHIN GARDENS AND GROUNDS OF APPROXIMATELY 0.3 ACRES.

- 4 bedroom semi-detached Grade II listed barn conversion
- 3 reception rooms plus study
- Bespoke kitchen / breakfast room
- Self-contained annexe potential
- Off road parking and cart lodge
- Gardens and grounds of approximately 0.3 acres

This stunning Grade II listed semi-detached barn conversion occupies a wonderful position set back from the road, located centrally within this highly sought-after village, so conveniently located for Cambridge City, Cambridge schools, Addenbrooke's Medical Centre and commuter links with the M11 close by. The property, one of a pair, is set within mature and private gardens and grounds, approximately 0.29 acres with ample parking and a potential separate annexe space adjoining the open fronted cart lodge. The accommodation is beautifully presented, retaining many original features and cleverly arranged over three floors. The current owner has greatly improved the property in recent times, most noticeably extending to the rear, enlarging the kitchen with a beautiful garden room addition. The property boasts a wealth of unique features including exposed timber beams, inglenook fireplace and solid wood flooring throughout much of the ground floor with heating under.

The accommodation comprises, a generous welcoming reception hall with bespoke staircase rising to the first floor accommodation, solid oak flooring and a cloakroom w.c. just off with hand crafted storage cupboards including one with a Daikin Air Source Heating System and the other with plumbing for a washing machine. There are two generously proportioned reception rooms plus a study with exposed timbers and solid wood flooring. Notably, the sitting room is a generously proportioned, dual aspect room with a feature inglenook fireplace housing a woodburning stove. The handcrafted kitchen is fitted with bespoke cabinetry complimented by a combination of Corian and solid beech worksurfaces with inset one and a half sink unit with mixer tap and drainer, pantry cupboard, four-ring ceramic hob, double oven, extractor, integral dishwasher and space for a fridge freezer. The kitchen opens to the beautiful garden room extension constructed in 2012 with bifold doors to the garden and a virtually glazed side elevation bathes the space in natural light and enjoys panoramic views over the garden.

On the first floor, stairs rise to the second floor accommodation, there are four good sized bedrooms and a family bathroom. The master suite is generously proportioned with full height windows, again allowing excellent levels of natural light with a dressing area with bespoke wardrobe cupboards and an ensuite shower room. The loft room on the second floor is a large open plan space and has in the past made an ideal playroom / hobby room or indeed, an excellent storage area.

Outside, the property is set back from the road with a generous, gravelled driveway and leading to a open fronted cart lodge, which would easily accommodate a large 4x4 vehicle. Adjoining the cart lodge is a potential self-contained annexe area, which could easily be independent and perfect to accommodate friends or relatives. The space is divided into a vaulted sitting room with French doors to the front aspect and exposed timber beams, a kitchen area, a bedroom / storage room and a cloakroom w.c. All could easily be improved further and offers great potential for any number of purposes. The rear garden measures approximately 150ft in length and is both mature and private, laid mainly to well maintained, shaped lawn with flower and shrub borders and beds, a selection of trees including fruit bearing trees and bushes, and a small wildlife meadow area, greenhouse and a paved patio, which is perfect for alfresco dining or summer evening entertaining. All backs on to paddocks and farmland beyond.

Location

Comberton is a much admired and considerably sought-after village lying just 6 miles west of the city and surrounded by glorious undulating countryside over which there are numerous fine walks. Education facilities are excellent; there is a local primary school and the highly regarded Comberton Village College, where extensive leisure facilities are available to the public. There are a number of local shops including a convenience store, butcher, dentist, hairdresser, and pub. Communications are good with Junction 12 of the M11 within a couple of miles, a fast straight road and cycle path into central Cambridge, and cycle routes through Coton to the West Cambridge Site and across fields to Grantchester and Addenbrooke's Hospital. There are also several golf courses in the vicinity.

Tenure

Freehold

Statutory Authorities

South Cambridgeshire District Council.
Council Tax - G

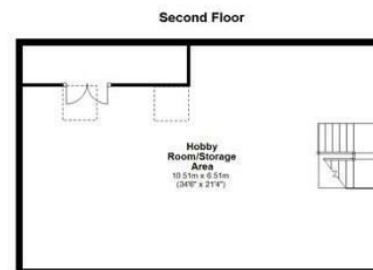
Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Approx. gross internal floor area 326 sqm (3500 sqft)
Excluding Car Port

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

