



Granary Barn, Cambridge Road, Balsham

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**STRUTT
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Granary Barn

3 Dotterell Hall

Barns Balsham

Cambridgeshire

CB21 4AQ

In a tranquil countryside setting, a stylish conversion of an historic agricultural barn offering a stunning living environment

Balsham 2.5 miles, Whittlesford Parkway train station 6.7 miles, Cambridge mainline station 7.5 miles (53 mins to London Kings Cross), Addenbrooke's Hospital 7.5 miles, M11 (Jct 10) 7.8 miles, Cambridge city centre 9 miles, Stansted Airport 25 miles

Reception hall | Sitting/Dining room | Kitchen/Breakfast room | Utility | Cloakroom | Principal bedroom with en suite shower room | 3 Further bedrooms, 1 en suite | Family bathroom | Garage | Garden | EPC rating C

The property

Forming one of five characterful rural dwellings, Number 3 Dotterell Hall Barns has been the subject of a sympathetic transformation where historic pastoral features have been blended with contemporary interior design to create an exquisite, light-filled home. The mellow tones of wood flooring in the entrance hall extends across much of the ground floor offering practicality and a pleasing sense of cohesion, with the exposed rustic beams and posts harmoniously allied with newer timbers. At the heart of the home is a spacious sitting/dining room which offers a relaxed environment where the beamed framework and step-level change delivers comfortable zoning, and two sets of lofty French doors provide a seamless transition to the garden. The vaulted ceiling in the kitchen/breakfast room affords an impressive, light and airy setting, where the design features bespoke cabinetry, topped with stonework surfaces, integrated appliances and an island unit. The

practical utility room has an external door, with a useful cloakroom adjacent.

The bedroom accommodation is arranged over the ground and first floors, with the two lower-level rooms in the easterly wing of the home, along with a beautifully appointed family bathroom. On the upper-level elevated views over the surrounding countryside can be enjoyed and exposed rafters create drama, with the two bedrooms having access to smart en suite shower rooms with contemporary fittings.

Outside

The property is approached along a lane from the road, with a gravelled driveway at the frontage offering parking in addition to the garage. Saplings at the rear and side boundaries are backed by metal post and mesh fencing, with much of the garden laid to lawn and views across the adjoining terrain providing a sense of a borrowed landscape. Two separate paved terraces adjoin the house offering opportunities for outdoor dining and relaxation whilst taking in the sunny, southerly aspect.

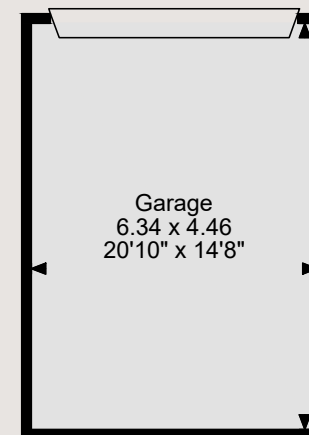
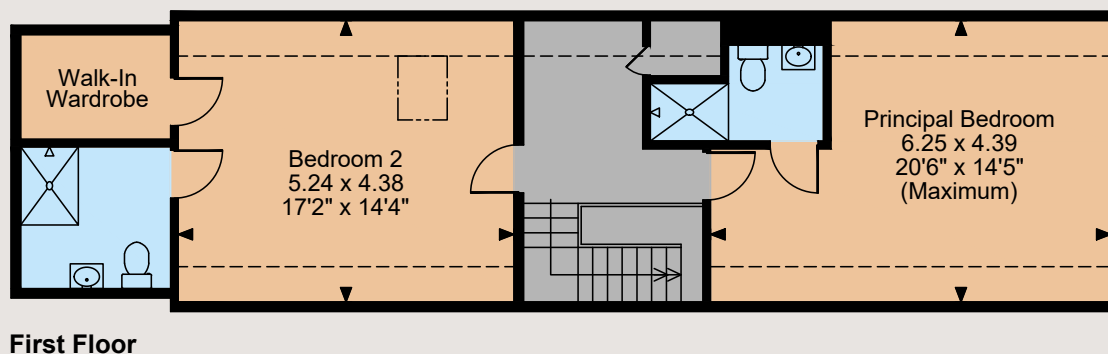
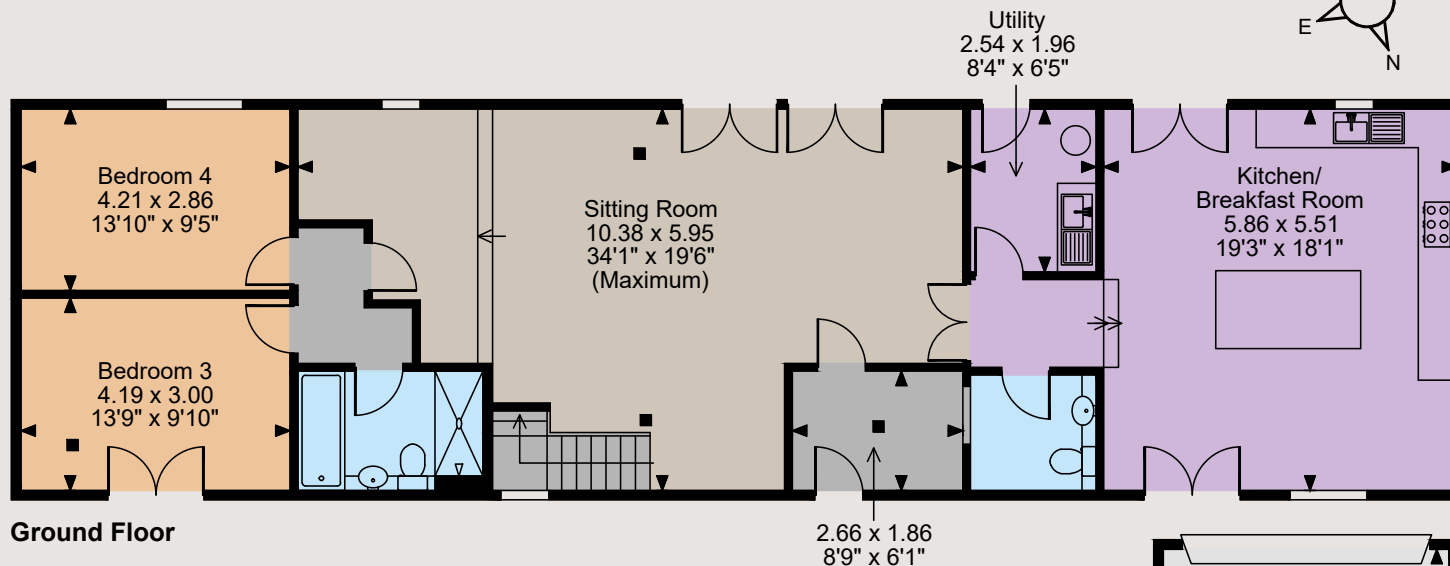
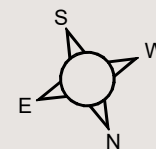
Location

Idyllically situated in a rural location, the property lies just to the north of the charming village of Balsham, which features a wealth of period buildings, thatched cottages and a traditional village green. Local amenities include a primary school, a village hall which hosts groups and events, a public house and a convenience store with post office, whilst additional facilities can be found in picturesque Linton just five miles distant. Communication links are excellent with easy access to the A11, which joins the M11 and the A14 for onward journeys, with commuters offered train services at Whittlesford, Great Shelford and Cambridge. The University City of Cambridge provides a wide choice of high street stores, independent shops, restaurants, leisure facilities and cultural attractions. Well-regarded educational facilities in the vicinity include The Perse School, The Leys and St Faith's School.





Floorplans
House internal area 2,029sq ft (189 sq m)
For identification purposes only.



Directions

To the south of Cambridge, join the A1307/ Babraham Road and follow the road to the roundabout with the A11. Turn left to join the dual-carriageway and after a short distance take the exit sign-posted to Balsham. Turn right and follow the road towards Balsham where after approximately 0.8 mile, the entrance to the property will be found on the right.

General

Local Authority: South Cambridgeshire Council
Services: Mains electricity & water. Private drainage (septic tank shared between 3 houses). Calor gas heating (underfloor heating in all bathrooms).

Council Tax: Band G

Tenure: Freehold

Guide Price: £875,000

Cambridge

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