



PUTTERILLS

est. 1992

5 The Barns, Lower Farm, Edworth, SG18 8AE
Offers in excess of £500,000

A charming barn conversion with some delightful character features and a large garden in a beautiful semi rural location.

The Barns were converted from former farm buildings approximately 25 years ago to an exceptionally high standard. The property offers charming character including some exposed beams, vaulted ceiling and quarry tiled flooring. The Barn offers spacious accommodation which includes four reception rooms, a stunning kitchen with vaulted ceiling and utility room off. To the first floor there are four good size bedrooms and family bathroom. In addition the property has a large loft space which lends itself to being converted to another room should further space be required (subject to the necessary planning permission being obtainable). Externally there is a carport which provides two parking spaces plus an additional parking space. The total plot is approximately 0.12 of an acre with the rear garden measuring 90' x 54' and benefitting from a southerly aspect and backing onto beautiful fields.

Edworth is a hamlet surrounded by rolling countryside and giving good access to the A1, which provides easy access to a new shopping centre just three miles away. Furthermore, Edworth falls into the catchment area for both Knights Templar and Biggleswade schools. Just a short drive away is Ashwell with its own railway station (on the Cambridge to London line). Ashwell has much to fall in love with. There are excellent amenities including a village store, bakers and butchers, gift shop and café, pharmacy, three pubs, and a doctor's surgery. Baldock and Letchworth Garden City offer easy reachable extensive recreational and retail facilities for a complete lifestyle. Schooling for all ages, both state and private is readily available in the area including a primary school in Ashwell, Knights Templar in Baldock. St Christopher's and St Francis in Letchworth. Road links are excellent with easy access to the A505 and the A1 offering excellent links to London, the M25 and M11 and Stansted and Luton airports. There are excellent commuter rail links with a number of very convenient options in the area from Baldock, Ashwell and Morden (Cambridge from 24mins) and Stevenage.

ACCOMMODATION

ENTRANCE HALL

CLOAKROOM

SITTING ROOM 14'8" x 11'3" (4.47m x 3.43m)

SNUG 11'1" x 9'9" (3.38m x 2.97m)

STUDY 9'8" x 8'1" (2.95m x 2.46m)

DINING ROOM 13'5" x 7'10" (4.09m x 2.39m)

KITCHEN 13'10" x 9'10" (4.22m x 3.00m)

UTILITY ROOM 6'3" x 5'6" (1.91m x 1.68m)

FIRST FLOOR

BEDROOM ONE 12'1" x 11'3" (3.68m x 3.43m)

BEDROOM TWO 10'4" x 9'8" max (3.15m x 2.95m max)

Measured into wardrobes

BEDROOM THREE 11'2" x 7'11" (3.40m x 2.41m)

BEDROOM FOUR/DRESSING ROOM 9'5" x 8' (2.87m x 2.44m)

FAMILY BATHROOM 7'8" x 6' (2.34m x 1.83m)

EXTERNALLY

CARPORT

ADDITIONAL PARKING

GARDEN 90' x 54' (27.43m x 16.46m)

TENURE

Freehold

EPC

EER: D

FLOORPLAN AND BROCHURE DISCLAIMER

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested

and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

SANDS FINANCIAL MANAGEMENT

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





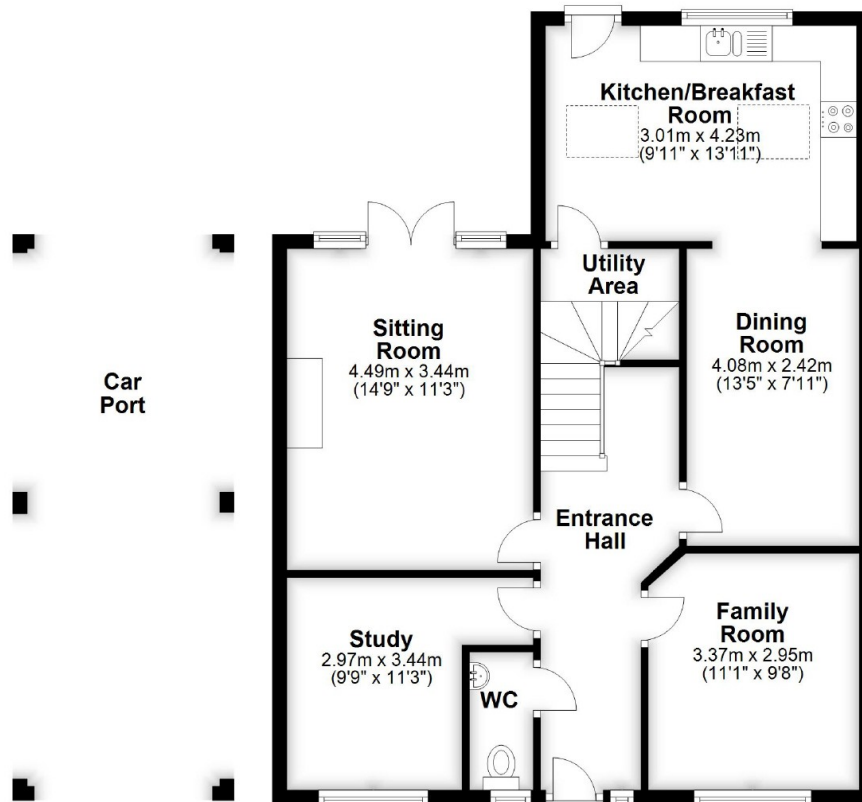






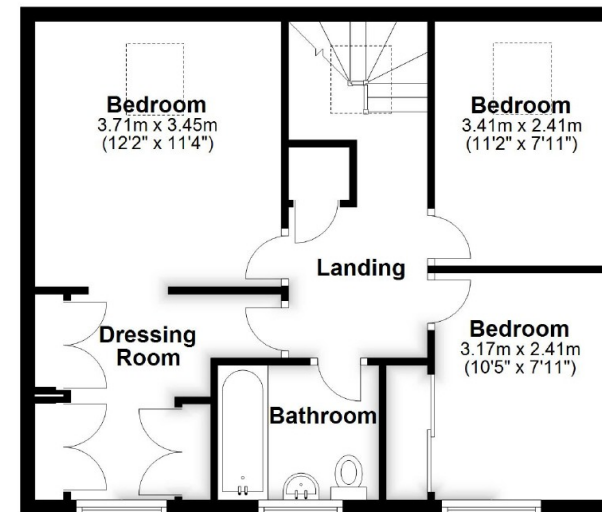
Ground Floor

Approx. 73.6 sq. metres (792.2 sq. feet)



First Floor

Approx. 53.4 sq. metres (574.6 sq. feet)



Total area: approx. 127.0 sq. metres (1366.8 sq. feet)



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