



**The Ramblers High Street, Barley**  
Royston

Guide Price **£950,000**







## The Ramblers High Street

Barley, Royston

Ensum Brown offer for sale this detached Grade II cottage in Barley with contemporary decor, a wealth of period charm, a stunning bespoke kitchen/diner, a family room and lounge, a cloakroom WC, a basement, 4 bedrooms, a refitted bathroom and en-suite, a west-facing garden and driveway parking.

- Four Bedrooms
- Detached Family Home
- Stunning Bespoke Kitchen/Diner
- A Wealth Of Period Charm
- Living Room With Wood Burning Stove
- Study
- Modern Family Bathroom & Ensuite
- Grade II Listed
- Off Road Parking
- Enclosed Rear Garden



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Council Tax band: F

Tenure: Freehold

## Property Insight

Ensum Brown are delighted to offer for sale this detached Grade II listed cottage in the sought-after village of Barley. This stunning home enjoys a prominent position on the High Street, with fantastic contemporary decor in keeping with its wealth of period charm, a stunning bespoke kitchen/dining room, a family room and lounge, a cloakroom WC, a basement, 4 well-proportioned bedrooms, a refitted family bathroom and en-suite, a west-facing garden, and driveway parking.

This charming Grade II listed period home enjoys excellent kerb appeal, with an attractive frontage, front gardens surrounded by a picket fence, and access to the rear where there is off-road parking.

Upon stepping inside, the kitchen/dining room is wonderfully open-plan and incredibly generous, with windows and 3 sets of double French doors to a triple aspect, stunning porcelain flooring with underfloor heating, beautiful exposed beams and upstands, integrated storage for coats and shoes, inset, scone and feature lighting, and ample space for a wide variety of dining and storage furniture. In the kitchen area, there is a range of modern base and wall units, composite worktops, a large kitchen island/breakfast bar, integrated ovens, a hob, an extractor, a dishwasher and a fridge/freezer, and space for other small kitchen appliances. There is also access to the spacious basement, which enjoys its own window, and a cloakroom WC.

Through to the family room, this is an incredibly well-presented and comfortable space, enjoying an exposed brick fireplace with a wood-burning stove, exposed beams and upstands, a window to a front aspect, carpets, scone lighting, and lots of room for furniture. The lounge is equally beautifully presented, featuring a large bay window, a wood-burning stove, exposed beams and upstands, a window to a front aspect, carpets, scone lighting, and lots of room for furniture. The lounge is equally beautifully presented, featuring a large bay window, a wood-burning stove, exposed beams and upstands, a window to a front aspect, carpets, scone lighting, and lots of room for furniture.







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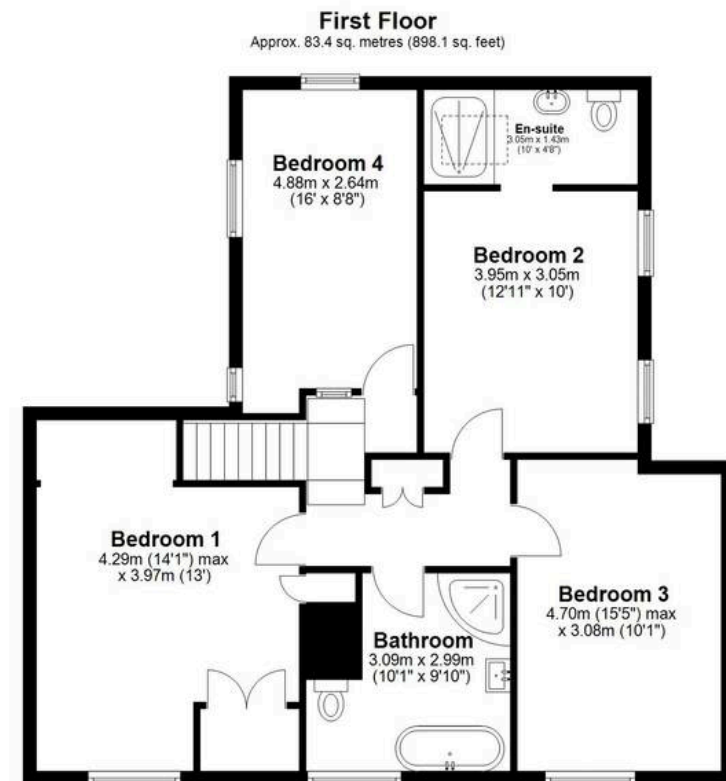
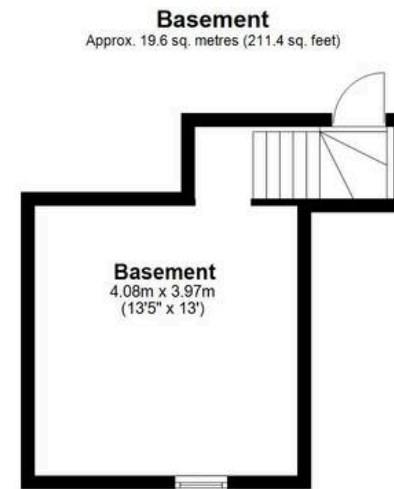
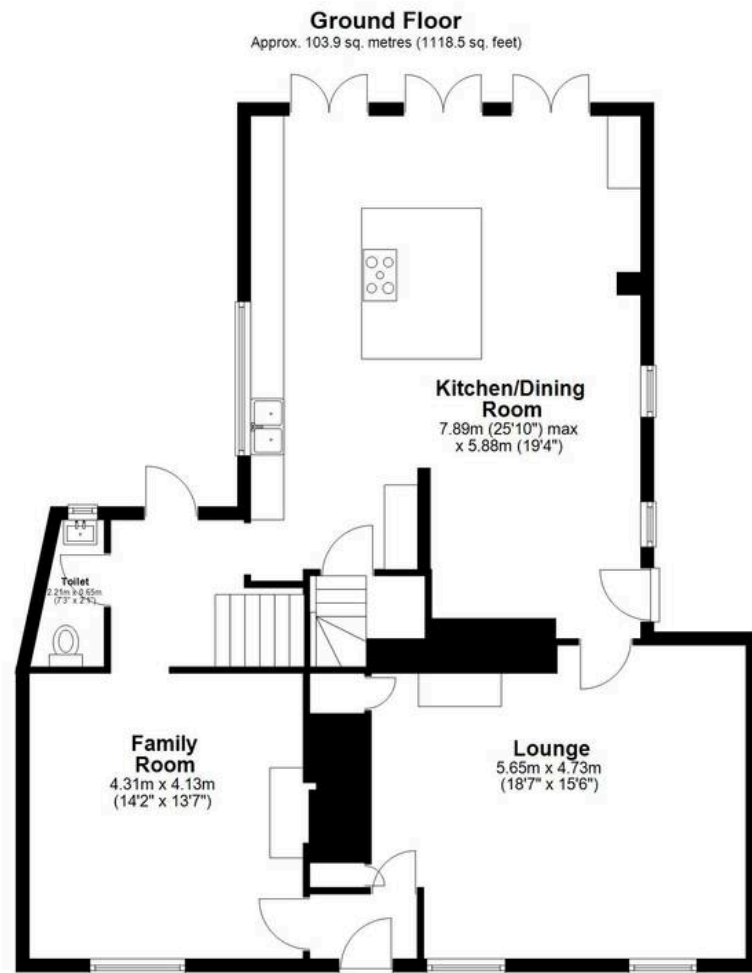
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Total area: approx. 207.0 sq. metres (2227.9 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.





## Ensum Brown

Ensum Brown Estate Agents, 42 High Street, Royston – SG8 9AG

01763 750000

[royston@ensumbrown.com](mailto:royston@ensumbrown.com)

<http://ensumbrown.com>

