



3 Fenny Lane Barns Fenny Lane, Meldreth

Royston

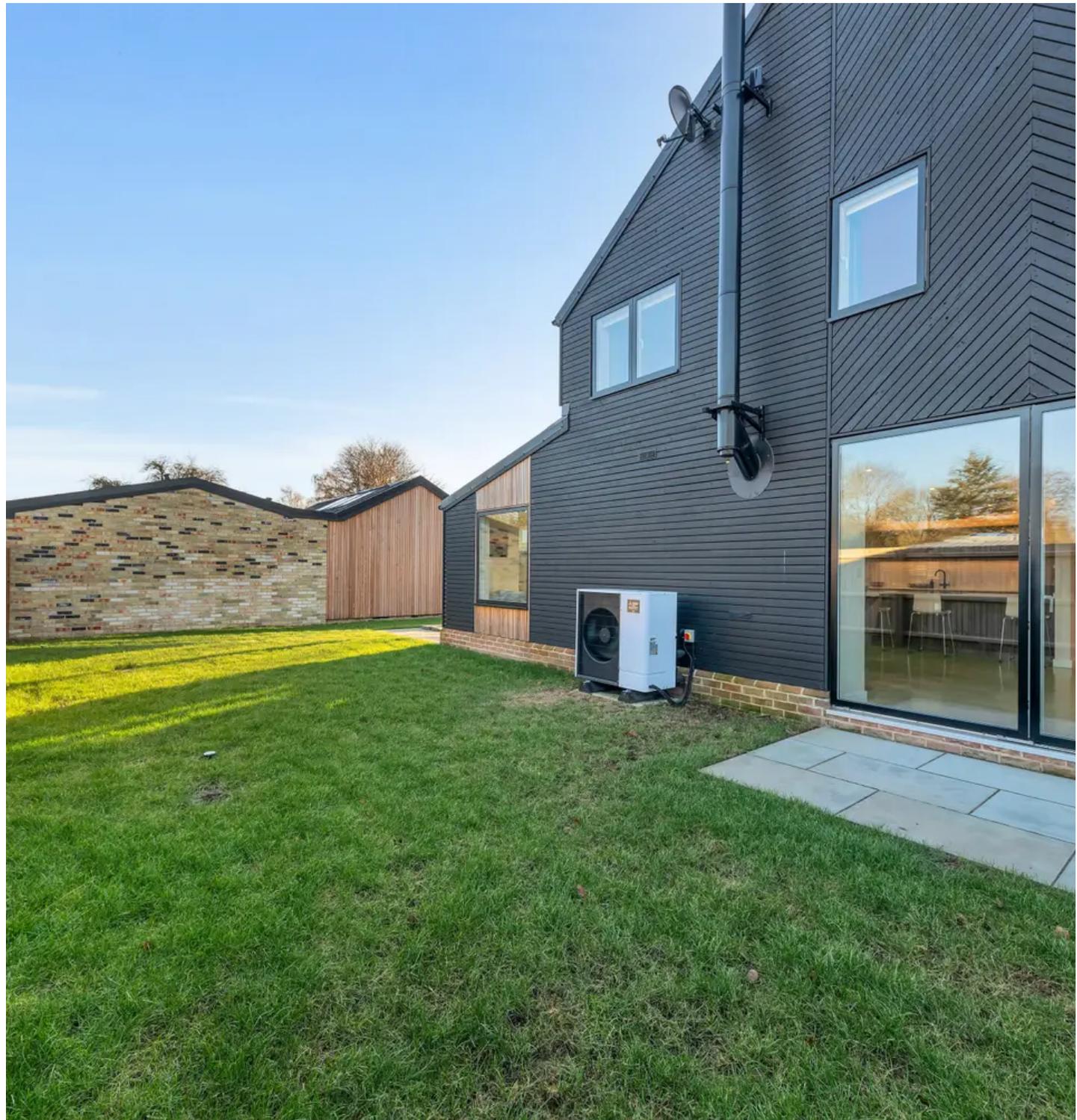
Guide Price **£730,000**



3 Fenny Lane Barns Fenny Lane

Meldreth, Royston

- Stunning 2021 Barn Conversion
- Secluded Position In Highly Sought After Village
- Over 1700 Sq Ft Of Living Accommodation
- Open Plan Living Space Plus Additional Reception Room/Bedroom 4
- Features Including Polished Concrete Floors, Period Beams, Smart Lighting & More
- Ground Floor Utility Room & Cloakroom
- 3 Well Proportioned Bedrooms With Vaulted Ceilings
- En-Suite To Master & Family Bathroom
- Enclosed Garden To Two Aspects
- Parking For Minimum 2 Vehicles



Property Insight

Ensum Brown are delighted to offer for sale this stunning barn conversion completed in 2021 in the sought-after village of Meldreth. This property enjoys a quiet and secluded position, completed to a high standard, with beautiful feature wooden beams, vaulted ceilings and contemporary finishing, over 1700sq ft accommodation, open-plan living, 3/4 bedrooms, 2 bathrooms and parking for a minimum of 2 vehicles. Also of note, the property benefits from under floor heating on the ground floor, air source heat pump heating system for energy efficiency and also smart lighting, controlled via an App or voice controlled.

This stunning barn conversion, completed in 2021, offers excellent kerb appeal, with an attractive modern frontage, set in a quiet and secluded position in a highly sought-after village location, and a driveway with off-road parking for a minimum of 2 vehicles.

Upon stepping inside this beautiful property, the high standard and specifications seen throughout are immediately evident. The entrance hallway is beautifully decorated with a polished concrete floor, feature wooden beams and upstands, stairs to the first floor with wooden panelling, a vaulted ceiling, and doors to the downstairs living space, including a large office, which could be used as a bedroom if required.

The kitchen/lounge is a beautifully open-plan space, with gorgeous exposed beams, double sliding doors to the rear garden, a wood-burning stove, inset spotlights, polished concrete flooring, and vast amounts of space for lounge and storage furniture. The kitchen area benefits from a wide range of modern base and wall units, composite white worktops, a breakfast bar, uplighting and downlighting, tiled splashbacks, two integrated ovens, a hob, extractor hood, dishwasher and fridge/freezer, and space for other kitchen appliances. The utility room provides further storage, room for larger appliances, and access to a cloakroom with a WC and hand wash basin.





The dining room/snug area another a stunning space, with vaulted ceilings, Velux windows, a full wall of sliding windows and doors, inset spotlights, exposed beams, polished concrete flooring, and ample space for dining furniture and further seating.

Upstairs to the first floor, this stunning barn conversion continues to impress, with 3 well-proportioned bedrooms, integrated storage, and a family bathroom, comprising a bath with an overhead shower, a WC, a hand wash basin, exposed beams, contemporary finishing and a vaulted ceiling. The master bedroom is particularly large, enjoying vaulted ceilings and its own en-suite with a shower, WC, hand wash basin, tiled walls, and a Velux window.

Outside, to the rear, the garden is a good size and is to two aspects, fully enclosed by fencing and offering a lovely spot to sit, relax and unwind after a busy day. The garden is laid mainly to lawn, with a paved patio area providing space for garden furniture, entertaining guests on warm evenings, or enjoying family meals al fresco. There is access to a outbuilding/store, and access back through to the front of the property.

Contact Ensum Brown today to arrange your private viewing appointment.

Location - Meldreth

Meldreth is a particularly vibrant parish village in the South Cambridgeshire area, nestled in lush countryside 6 miles away from the town of Royston and 10 miles from the city of Cambridge. The village, once famous for its fruit production, is home to several orchards and farm shops, where locally produced fruit and vegetables are still grown and sold, the most famous being the Meldreth greengage.

Meldreth also benefits from its own railway station, with regular services to both Cambridge and London.

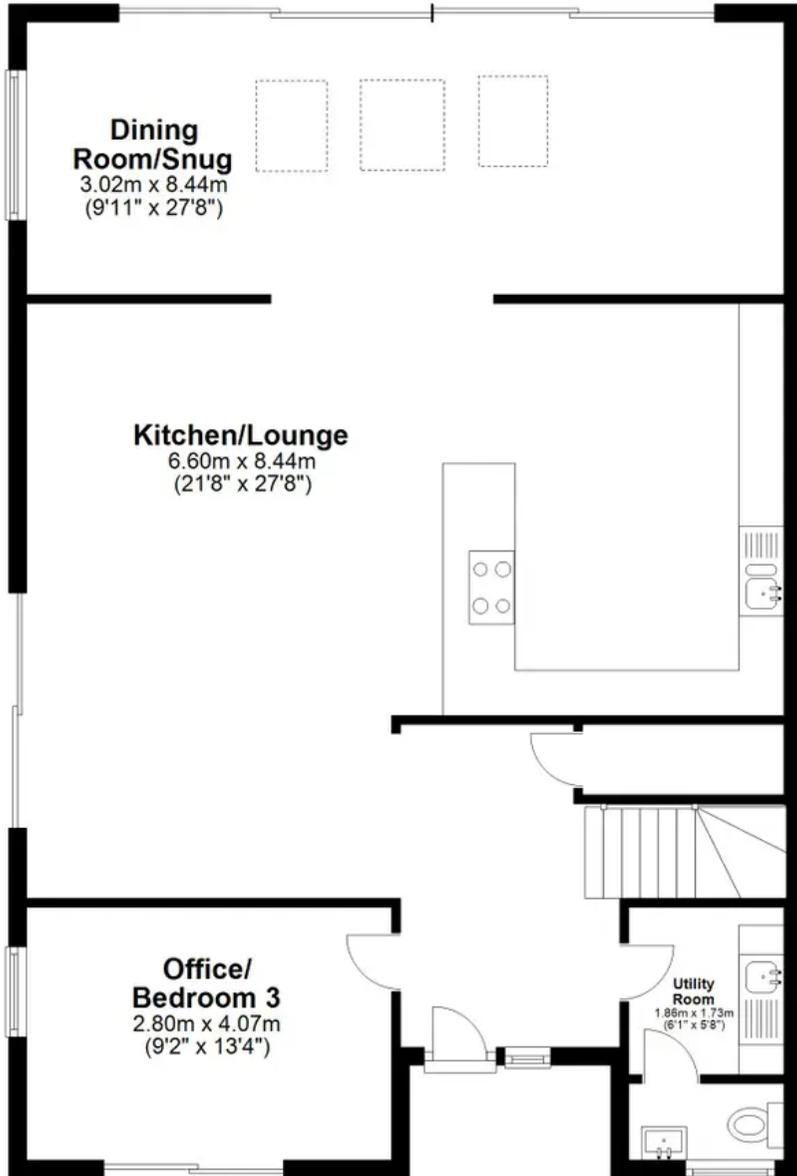






Ground Floor

Approx. 104.5 sq. metres (1124.6 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.7 sq. feet)



Total area: approx. 160.1 sq. metres (1723.3 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



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