



4 Grange Court Old North Road, Bassingbourn

Royston

Guide Price £465,000



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Bassingbourn, Royston

Ensum Brown are delighted to offer for sale this beautifully-presented Grade 2 Listed barn conversion in Bassingbourn. This property has been finished to a high standard, enjoying a lounge, 3 bedrooms, an enclosed garden, a communal parking area and a detached garage with an outbuilding.

- Grade 2 Listed Barn Conversion
- Charming Period Features Throughout
- 3 Bedrooms
- Open Plan Kitchen/Diner
- Large Sitting Room With A Log Burning Stove
- Downstairs Cloakroom
- Enclosed & Landscaped Rear Garden
- Detached Single Garage & Outbuilding
- Communal Parking
- Located Within The Popular Village Of Bassingbourn



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This Grade II listed barn conversion offers a pleasant and tidy approach, with a communal parking area and access to a detached single garage and outbuilding. Once inside, the entrance hallway is bright and welcoming, with lovely neutral decor, tiled flooring, pendant lighting, room for coats and shoes, integrated storage, stairs to the first floor, and doors through to the downstairs living space, including an ideally situated cloakroom WC.

The kitchen/dining room is a large and beautifully designed space, with windows to a front aspect, exposed brickwork, a wide range of modern shaker base and wall units, laminate worktops and upstands, vinyl flooring, inset spotlights, an integrated oven, and a hob, and space for a fridge/freezer, dishwasher, washing machine, tumble dryer, dining setting, and other small kitchen appliances.

The lounge is equally an excellent size, enjoying an incredibly comfortable atmosphere, windows and double French doors to the garden, a large exposed brick fireplace with a wood-burning stove, carpets, pendant lighting, and ample space for a range of lounge and storage furniture.

Upstairs to the first floor, this Grade II listed barn conversion continues to impress, with period features throughout, vaulted ceilings, exposed beams and brickwork, 3 well-proportioned bedrooms, plenty of integrated wardrobes, and a family bathroom comprising a P-shaped bath with an overhead shower, a WC and a hand wash basin.

Outside to the rear, the garden is a wonderfully idyllic space, fully enclosed by fencing and hedgerows and offering multiple pretty areas to sit, relax and get back to nature. The garden is laid to both lawn and paved patio, with plenty of space for garden furniture, enjoying family meals or entertaining guests.



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ONLINE VIEWING & 3D VIRTUAL REALITY 360° TOUR

Explore this property in full 360° reality. On Rightmove, on a desktop click photos and you will find the 3D tour within the photos, on a tablet or phone click the virtual tour tab. 3D virtual reality marketing now comes as part of our standard marketing, don't hesitate to call us if we can help you.

LOCATION – BASSINGBOURN

Bassingbourn is a pretty parish village, located in South Cambridgeshire, a couple of miles north of the town of Royston and just 14 miles from the city of Cambridge. The village is fortunate to have a network of 24 public rights of way extending over 13 miles, and another 1 mile of permissive paths, where landowners give permission for the public to walk. The network of paths gives ample opportunities for circular walks, and footpaths also link the parish with Whaddon, Melbourn, Litlington and Abington Pigotts.

The village has a number of facilities and shops, including a doctor's surgery, a dental surgery, a garage, sub-Post Office, coffee shop, chemist, hairdressers and general grocers. It also has two remaining pubs: The Hoops, occupying a 17th-century building in the village, and The Belle (formerly the Pear Tree) at North End. On the edge of the village, you will find located Bassingbourn Village College, Bassingbourn Community Primary School and Bassingbourn Pre-school, providing a continuation of education from the age of 2 1/2 up to school leaving age.

The Church of St Peter and St Paul is a stunning building with a rich history – older than the Church of England itself – and is pleasantly situated near the centre of the village, in an excellent rural setting among trees and hedges. There is a busy service schedule and many activities for residents of all ages to attend.



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The village's proximity to Royston means that residents have access to the town's many other amenities, such as the mainline train station offering regular fast services to both Cambridge and London Kings Cross. There is also a leisure centre, sports clubs, dentist's surgeries, and highly-regarded schools for all ages. Also, from Bassingbourn, you can pick up the train line from the neighbouring village of Meldreth. The A1M and M11 are within a 20-minute drive via the A10/A505, and London Stansted and Luton Airports are both 30-minutes away.

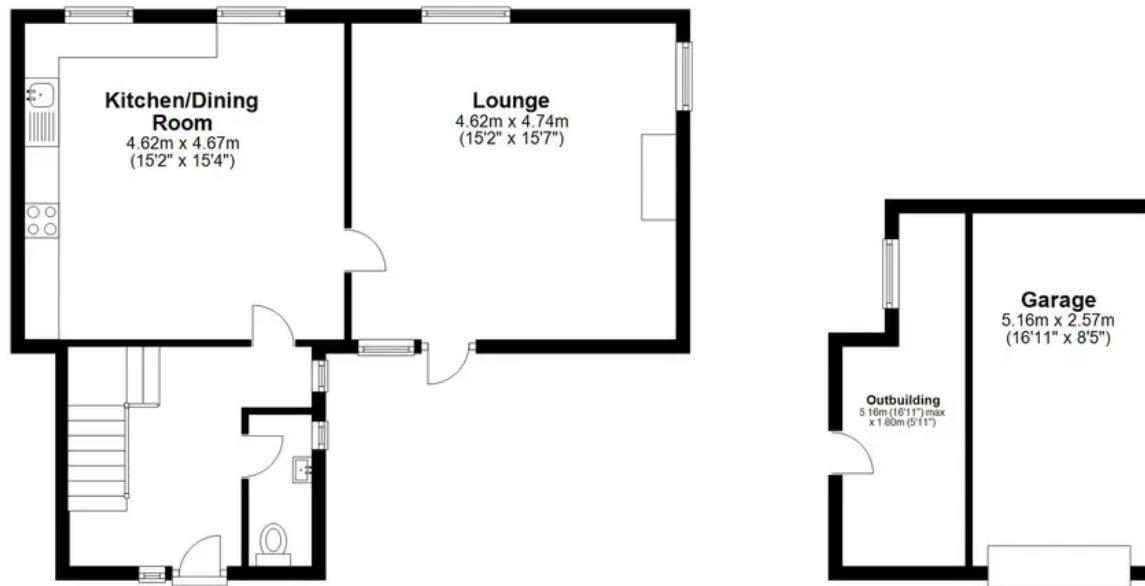
If you're on the lookout for a home in a beautiful, countryside location, we encourage you to visit Bassingbourn. It's not one you want to miss!





Ground Floor

Approx. 77.0 sq. metres (828.8 sq. feet)



First Floor

Approx. 53.7 sq. metres (578.3 sq. feet)



Total area: approx. 130.7 sq. metres (1407.1 sq. feet)

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



Ensum Brown

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