



4 Chestnut Lane, Bassingbourn

Royston

Offers in excess of £900,000





4 Chestnut Lane

Bassingbourn, Royston

Ensum Brown offer for sale this unique 5-bedroom home in Bassingbourn, with over 5000sq ft of accommodation, a Grade II listed barn which could be used as an annexe or commercial let, open-plan living, a utility, a study, 2 bathrooms, pleasant gardens, a private road, and driveway parking.

- Unique 5 Bedroom Home
- An Opportunity to Convert or Re-Purpose
- Over 5000sqft of Accommodation
- Driveway Parking for Multiple Vehicles
- Adjoining Grade II Listed Barn Dating Back to 16th Century
- Kitchen Dining Living Room
- Great Potential for Separate Annexe
- A Chance to Earn Additional Income Via Commercial Rental of the Barn
- Separate Study
- Private Driveway

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PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this unique 5-bedroom home with the opportunity to convert or redevelop in the village of Bassingbourn. This property enjoys over 5000sq ft of accommodation and is adjoined to a Grade II listed Thatched barn that dates back to the 16th century, offering excellent potential for a separate annexe or to earn additional income via a commercial let, there is also the possibility to convert into one dwelling. The main house enjoys an open-plan kitchen/lounge/dining room, a utility room, a study, a cloakroom WC, 5 well-proportioned bedrooms over 2 floors, a family bathroom and an en-suite, pleasant gardens, a private road, and driveway parking for multiple vehicles.

This charming property enjoys excellent kerb appeal, set down a private road and surrounded by trees, with an attractive and generous frontage, front lawn gardens, borders and beds of plants, flowers and shrubs, access to a summerhouse, access to the Grade II listed Thatched barn, and a large paved patio, perfect for garden furniture, cooking meals al fresco and entertaining guests on sunny days. There is also access to a beautiful, secluded mill stream, tucked down under the canopy of trees to the front of the property.

Upon stepping inside, the entrance hall is bright and welcoming, with windows to a front aspect, stairs to the first floor, and doors through to the entire downstairs living space, including a study, cloakroom WC and the barn.

The kitchen/lounge/dining room is wonderfully open-plan and incredibly generous, with stunning period features and exposed beams and upstand. The kitchen area benefits from tiled flooring, inset lighting, a range of modern base and wall units, granite worktops, a large kitchen island/breakfast bar, a large Aga, and space for an American fridge/freezer, a dishwasher and other small kitchen appliances. The utility room provides further storage, access to the garden and space for large laundry appliances.





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In the lounge/dining area, there are further stunning period features, including an exposed brick fireplace, exposed beams and upstands, wood floor, inset and scone lighting, and ample space for a variety of lounge, dining and storage furniture.

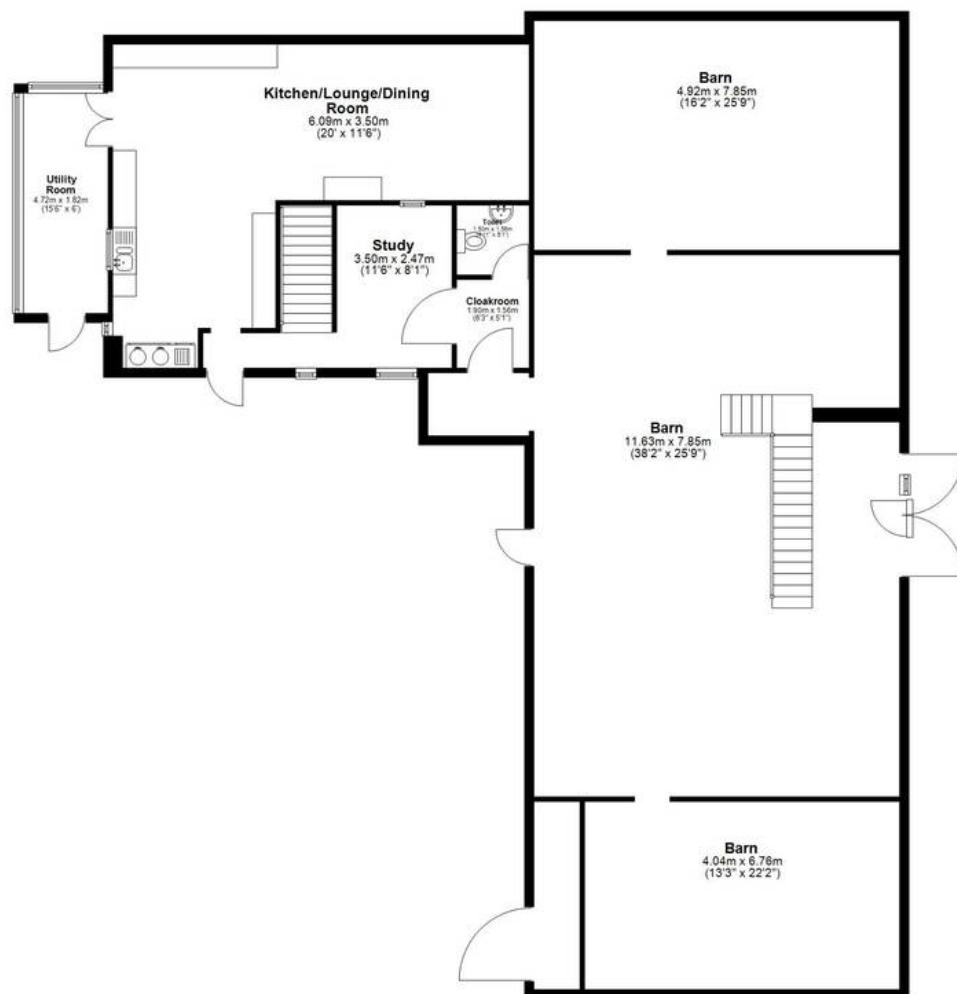
Upstairs to the first floor, this beautifully unique property continues to impress, with 3 of the 5 well-proportioned bedrooms, integrated storage, and a family bathroom comprising a bath, a shower, a WC and a hand wash basin. To the second floor, there are a further 2 bedrooms, excellent integrated storage, and an en-suite bathroom to bedroom 4, comprising a bath, a WC and a hand wash basin.

The adjoining 16th Century Grade II listed Thatched barn is an incredibly rare opportunity, offering a wealth of possibilities for new owners, including a complete development project, a self-contained annexe for multi-generational living, or to accrue an income as a commercial let. The barn currently benefits from a very large footprint and is being used as a two-storey shop, which enjoys the original characteristics of the building. Not one to miss!

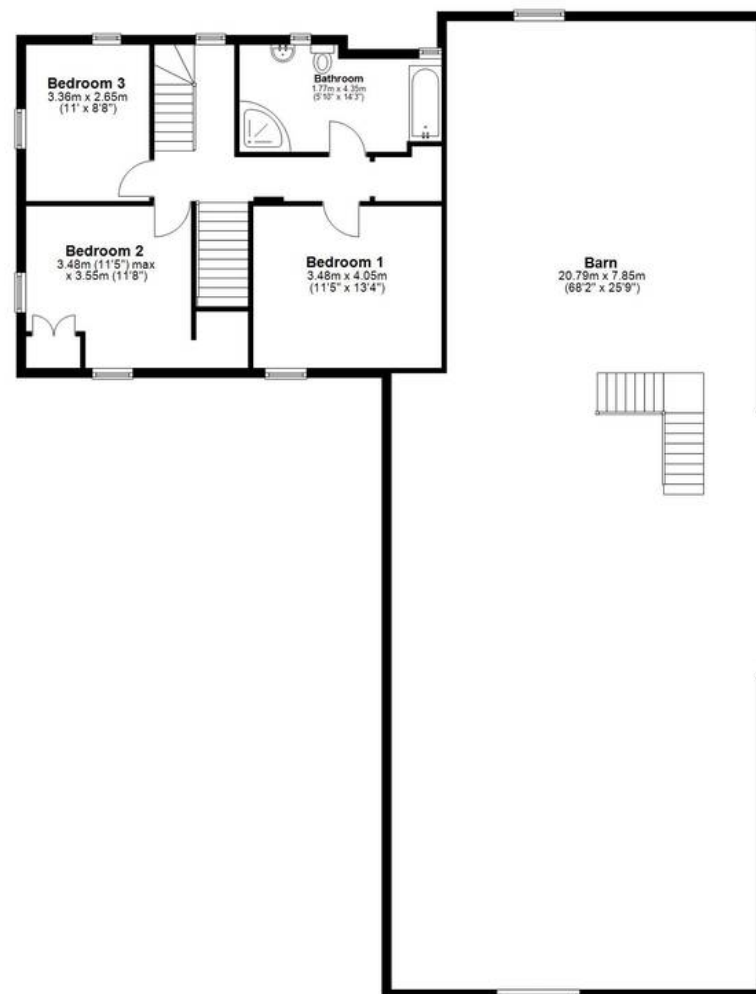
Contact Ensum Brown today to arrange your private viewing appointment.



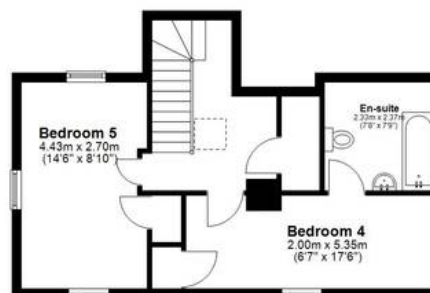
Ground Floor
Approx. 238.4 sq. metres (2566.0 sq. feet)



First Floor
Approx. 219.5 sq. metres (2363.1 sq. feet)



Second Floor
Approx. 41.0 sq. metres (441.6 sq. feet)



Total area: approx. 499.0 sq. metres (5370.7 sq. feet)



Ensum Brown

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