



2 High Street, Barley
Royston

Guide Price **£600,000**





2 High Street

Barley, Royston

Ensum Brown offer for sale this 4-bedroom period cottage in Barley, with no chain, 4 reception rooms, a kitchen, utility, 2 bathrooms, garden, outbuilding, garage and parking.

- Stunning 4 Bedroom Detached Period Cottage
- Beautiful Village Location
- Off-Road Parking and Garage
- Over 1400sqft Accommodation
- 4 Double Bedrooms
- A Short Walk to Some Fantastic Village Amenities with Easy Access to Public Transport
- Landscaped Rear Garden
- No Onward Chain
- Grade II Listed
- Impressive Garden Room

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Property Insight

Ensum Brown are delighted to offer for sale this stunning 4-bedroom period cottage on the 'chocolate box' High Street of Barley. This property is just a short walk from some fantastic village amenities and enjoys no upward chain, over 1400sq ft of accommodation, 4 reception rooms, a large kitchen, a utility room, a downstairs shower room, 4 well-proportioned bedrooms, a family bathroom, a landscaped rear garden, an outbuilding, a garage, and off-road parking. This pretty detached cottage enjoys excellent kerb appeal, with a beautiful frontage of cream render and exposed brick, and side access to a driveway space. Upon stepping inside, visitors are immediately welcomed into a spacious kitchen, which benefits from a window to a front aspect, a range of base units, wood worktops, a range cooker, inset and pendant lighting, tiled flooring, a butler sink, integrated storage, and space for a breakfast setting and other small kitchen appliances. The utility provides further storage, space for large laundry appliances and access through to a downstairs shower room.

The dining room is a bright and beautifully presented space, enjoying floor-to-ceiling windows and double French doors to a garden aspect, a large roof lantern, quarry tiled flooring, scone lighting, and space for a dining setting. The lounge is equally well-presented, benefiting from an exposed brick fireplace with a wood-burning stove, wood flooring, pendant lighting, and space for a range of lounge and storage furniture.

The sitting room offers further generous, handsomely presented reception space, with a stunning inglenook fireplace, exposed beams and upstands, quarry-tiled flooring, stairs to the first floor, and space for furniture. Through to the large study, double French doors open out into the garden, creating a lovely atmosphere for reading and working from home. There are exposed beams, wood flooring, scone lighting, and lots of room for furniture.





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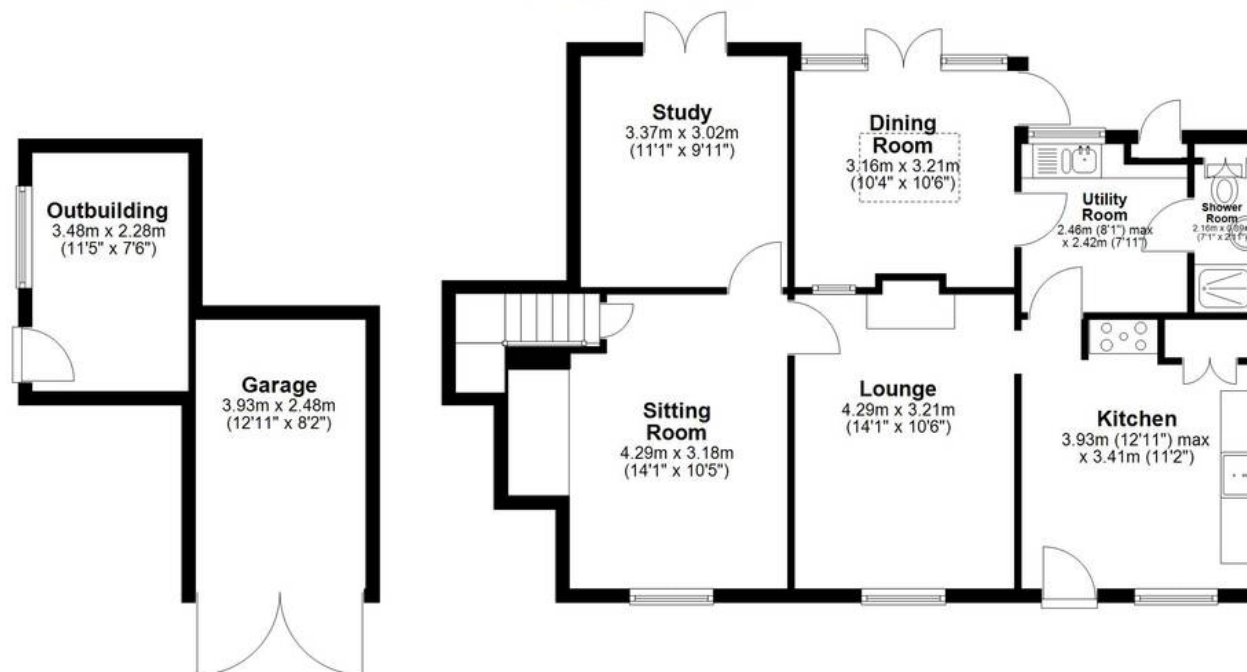
Upstairs to the first floor, this stunning property continues to impress, with 4 well-proportioned bedrooms, period features throughout, integrated storage, and a family bathroom comprising a shower, a bath, a WC and a hand wash basin.

Outside, to the rear, the garden is an incredibly good size, enclosed by walls and fencing, and offering multiple wonderful spots to sit and relax on warmer days. The garden is laid mainly to lawn, with a paved patio and pergola, providing space for a range of garden furniture, enjoying family meals and entertaining guests. There are countless established borders and beds, brimming with colourful plants, flowers and shrubs, access to a well-stocked vegetable garden with raised planters, access to a greenhouse, multiple sheds, outbuilding with electricity and power and garage offering excellent storage, and scope for new owners to transform and make their own.



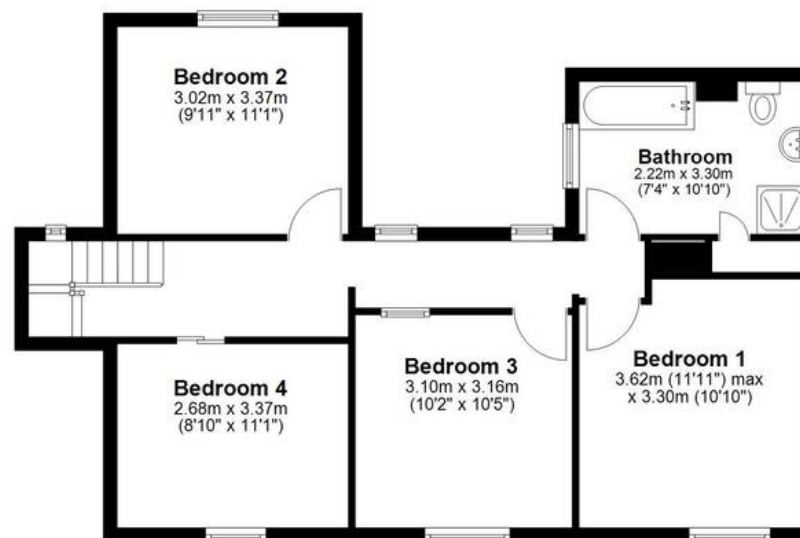
Ground Floor

Main area: approx. 75.6 sq. metres (813.5 sq. feet)
Plus outbuildings: approx. 17.9 sq. metres (191.6 sq. feet)



First Floor

Approx. 61.9 sq. metres (666.5 sq. feet)



Main area: Approx. 137.5 sq. metres (1480.0 sq. feet)
Plus outbuildings: approx. 17.9 sq. metres (191.6 sq. feet)



Ensum Brown

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