



10 Brickyard Lane, Reed

Royston

Guide Price £950,000





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Reed, Royston

A rarely available and generously sized 5-bedroom detached barn conversion in Reed, with no chain, over 2700sq ft of accommodation, 3 reception rooms, a study, a kitchen, a utility, a WC, 3 bathrooms, a private garden, a double garage, and a private driveway with parking for multiple vehicles.

- One of a Kind 5 Bedroom Detached Home
- Set in a Private Village Setting
- Private Driveway for Multiple Vehicles
- Dining Room Benefitting from Stunning Vaulted Ceilings
- Huge Potential to Make the Home your Own
- No Onward Chain
- Double Garage
- Over 2700sqft of Accommodation
- Separate Utility Room
- 3 Reception Rooms

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Property Insight

A rarely available and generously sized 5-bedroom detached barn style home set in a private setting in the sought-after village of Reed. This lovely property offers excellent potential to put your own stamp on things, enjoying no upward chain, over 2700sq ft of internal accommodation, a lounge with a feature fireplace, a dining room with stunning vaulted ceilings, a family room, a study, a kitchen, a utility room, a cloakroom WC, 5 well-proportioned bedrooms, a family bathroom, 2 en-suites, a stunning private garden, an integral double garage, and a private driveway with parking for multiple vehicles.

This beautiful home enjoys excellent kerb appeal, with a private gated entrance, an attractive and tidy frontage, access to the side and rear of the property, and plenty of room for potted plants. Upon stepping inside, the entrance hallway is bright and welcoming, with quarry tiled flooring, scone lighting, room for furniture, stairs to the first floor, and doors through to the downstairs living space, including a large study and a cloakroom WC.

The dining room really gives the wow-factor, with stunning vaulted ceilings, and double storey floor-to-ceiling windows and a door to a lovely rear aspect. It enjoys an exposed brick feature fireplace with a wood-burning stove, quarry tiled flooring, scone lighting, and vast amounts of space for dining and storage furniture. The lounge, adjacent, is equally a fantastic size, benefiting from a stunning exposed brick feature fireplace, windows and double French doors to a triple aspect, carpets, scone lighting, and ample space for lounge and storage furniture. The family room offers further versatile reception space, and features windows and double French doors to the garden, carpets, pendant lighting and space for furniture.





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The kitchen is spacious and airy, enjoying windows to a front aspect, a range of base and wall units, quarry tiled flooring, inset lighting, a breakfast bar, an integrated double oven, hob, extractor and dishwasher, and space for smaller kitchen appliances. The utility room offers further storage, access to the double garage, and space for large laundry appliances.

Upstairs to the first floor, this lovely home continues to impress, with 5 well-proportioned bedrooms, integrated storage, and a family bathroom comprising a bath, a shower, a WC and a hand wash basin. The primary bedroom is particularly spacious and benefits from its own dressing room and en-suite, with a shower, WC and double sink. The second bedroom also enjoys its own en-suite, with a shower, WC and sink.

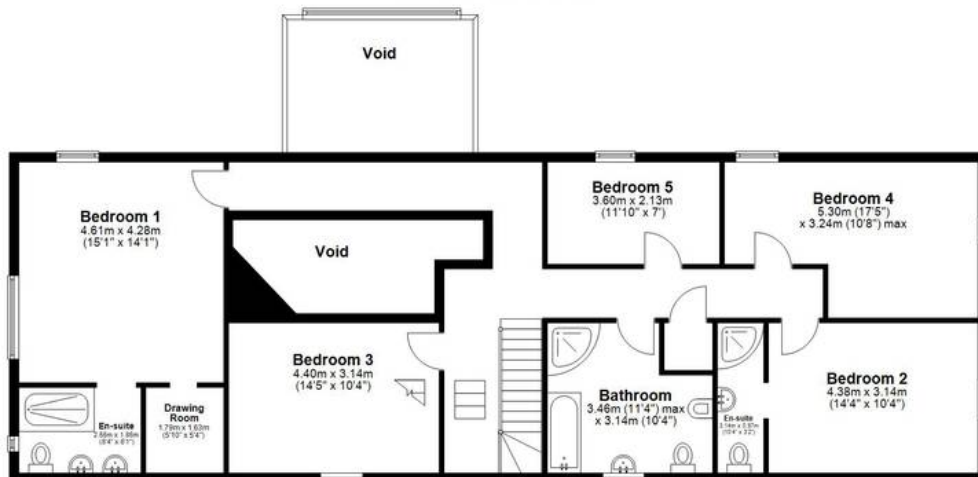
Outside, to the rear, the garden is truly an excellent size, fully enclosed by fencing and hedgerows, and offering a lovely spot to sit and relax in the sunshine. It is laid mainly to lawn, with gravelled areas by the house, providing space for garden furniture, cooking meals al fresco and entertaining guests. There are beautiful borders, full of flowers, plants and shrubs, mature trees dotted through the lawn, and plenty of scope for future owners to put their own stamp on things.



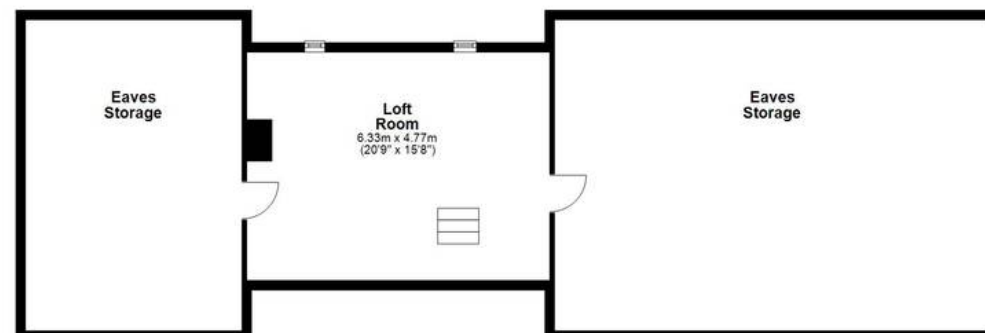
Ground Floor
Approx. 167.4 sq. metres (1802.4 sq. feet)



First Floor
Approx. 118.2 sq. metres (1272.4 sq. feet)



Second Floor



Total area: approx. 285.7 sq. metres (3074.7 sq. feet)



Ensum Brown

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

01763 750000

royston@ensumbrown.com

<http://ensumbrown.com>

