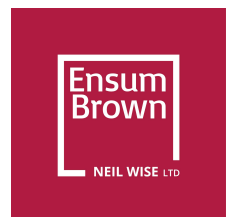




Mary Penny Close Shafterhoe End, Barley

Royston

Guide Price £1,600,000





Mary Penny Close Shaftenhoe End

Barley, Royston

A one-of-a-kind 4-bedroom detached home with a separate 2-bed bungalow in Barley. The main house enjoys a lounge, dining room, study, kitchen and utility, while the bungalow enjoys open-plan living and 2 bathrooms. Both share a garden, an outbuilding, stunning views and driveway parking.

- A Unique opportunity to Purchase a One of a Kind Home
- 4/5 Bedroom Detached Home Sat on a Generous Plot
- Separate 2 Bedroom Detached Bungalow
- Private Driveway
- Stunning Countryside Views
- Multigenerational Living at its Finest
- Sat on a Plot of Approximately 1 Acre
- Further Opportunity to Develop STPP
- 2 Generous Reception Rooms
- 3 Bathrooms

Mary Penny Close Shaftenhoe End

Property Insight

A unique opportunity to purchase a one-of-a-kind 4-bedroom detached home, with a separate 2-bedroom detached bungalow, in the sought-after village of Barley. The main house enjoys a lounge, a dining room, a study, an open-plan kitchen/breakfast room, a cloakroom, 4 bedrooms and 3 bathrooms. The bungalow offers multigenerational living at its finest, benefiting from open-plan living, 2 double bedrooms and 2 bathrooms. Both share a large plot of approximately 1 acre, with stunning countryside views, a two-storey outbuilding/garage, driveway parking, and further opportunity to develop (STPP).

This stunning property enjoys very good kerb appeal, with an incredibly generous and tidy frontage, a wrap-around lawn garden, an expansive driveway, and a secluded spot surrounded by beautiful trees. Upon stepping inside the main house, the entrance hallway is incredibly wide and welcoming, with wood flooring, room for seating and furniture, inset and scone lighting, stairs to the first floor galleried landing, and doors through to the downstairs living space, including a study and cloakroom WC.

The main kitchen/breakfast room is an excellent size, enjoying windows and double French doors to a dual aspect, a range of modern base and wall units, stone worktops, an island/breakfast bar, tiled flooring, inset, under-cabinet and pendant lighting, an integrated double oven, steam oven, hob, extractor, microwave, coffee machine, dishwasher and fridge/freezer, a Quooker boiling water tap, and space for a storage furniture. The utility room provides further storage and space for large laundry appliances. The lounge is an excellent size, benefiting from triple-aspect windows, a dual-aspect fireplace with exposed brickwork, plush carpets, scone and inset lighting, and ample space for a variety of lounge and storage furniture. The bifold oak doors adjoin the living room and dining room, creating either one large through entertaining space or when closed creating two beautiful separate spaces.





Mary Penny Close Shaftenhoe End

Barley, Royston

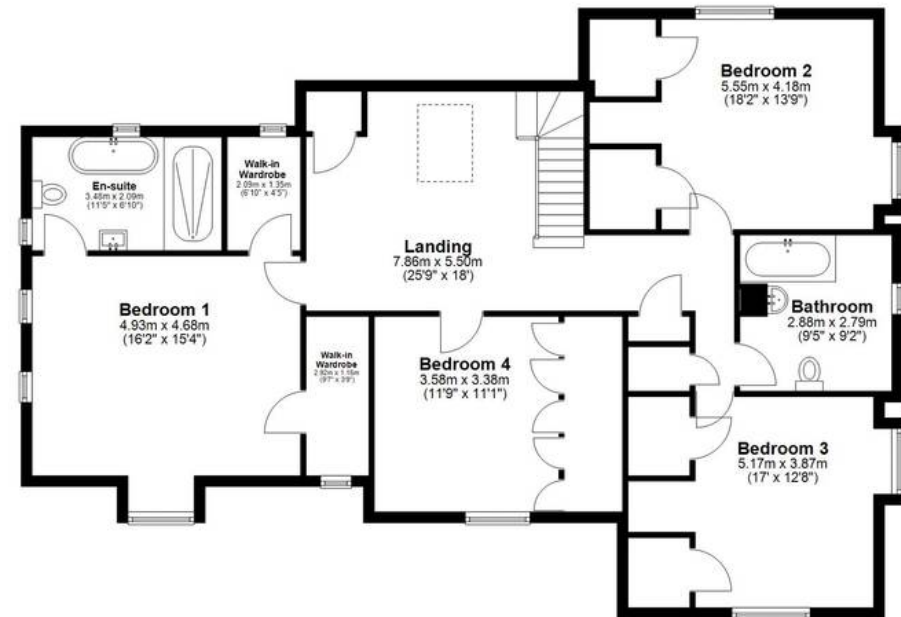
The dining room enjoys stunning views over the garden via windows and bi-fold doors to the patio, creating an almost seamless indoor/outdoor entertaining space, wood flooring, pendant and scone lighting and room for a large dining setting. Downstairs is heated via underfloor heating throughout. Upstairs to the first floor, there are 4 well-proportioned bedrooms, excellent integrated storage, and a family bathroom comprising a bath with an overhead shower, a WC and a hand wash basin. The primary bedroom is particularly generous and enjoys 2 walk-in wardrobes and an en-suite, with a bath, shower, WC and sink.

Stepping inside the front door to the bungalow, there is a spacious entrance hallway, storage for coats and shoes, wood flooring, and access through to the living space. The kitchen/dining/living room is wonderfully open-plan, enjoying windows, bi-fold doors and French doors to a dual aspect, wood flooring, pendant lighting, and space for lounge and dining furniture. The kitchen area benefits from, a range of base and wall units, wood worktops, wood flooring, tiled splashbacks, a range cooker, and space for kitchen appliances. Through to the sleeping quarters, this lovely home continues to offer generous multigenerational accommodation, with 2 double bedrooms and a bathroom comprising a bath with an overhead shower, a WC and a hand wash basin. The primary bedroom also enjoys an en-suite shower room.

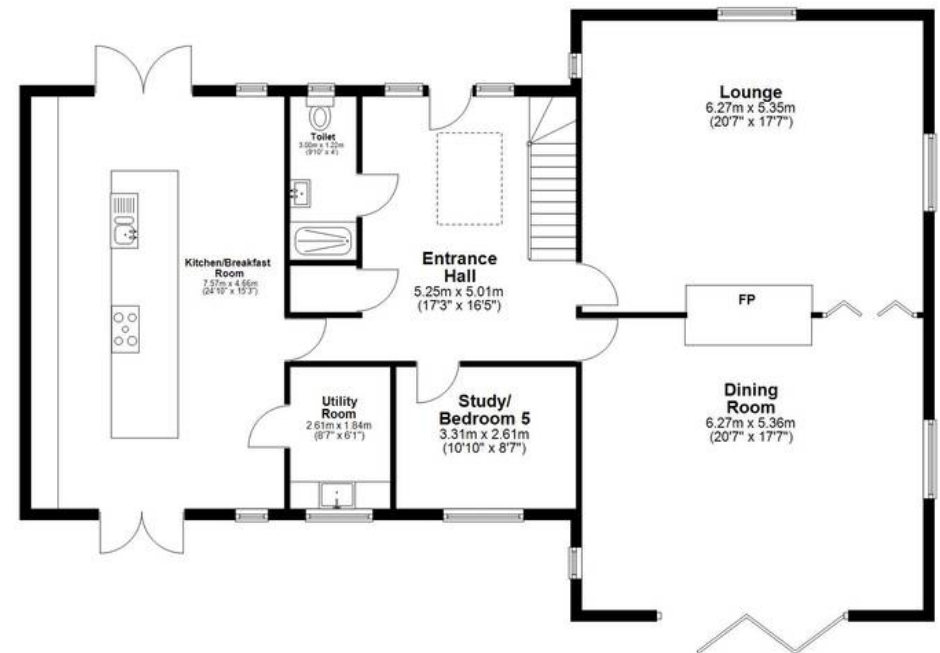
Outside, to the rear, the shared garden is an excellent size, fully enclosed by trees and enjoying stunning views. It is laid mainly to lawn with multiple paved patio and decking areas, providing lots of nice spots to sit and relax with family and friends. There are raised beds and borders, some pretty trees and shrubs, and plenty of scope for future owners to put their own stamp on things, add further value, or extend subject to the correct planning permissions. There is also a fantastic outbuilding, which has been turned into a games room with stairs leading up to an expansive playroom above



First Floor
Approx. 130.0 sq. metres (1399.1 sq. feet)



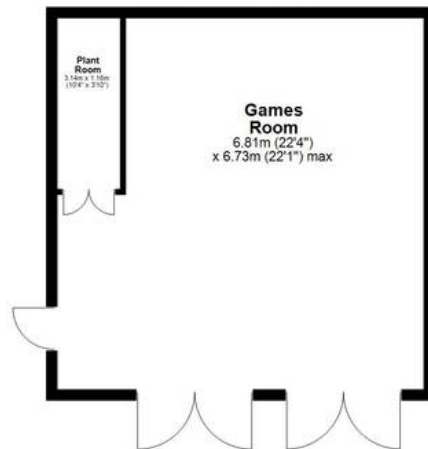
Ground Floor
Approx. 145.0 sq. metres (1561.2 sq. feet)



Annexe
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus annex: approx. 58.3 sq. metres (740.1 sq. feet)



Ground Floor Outbuilding
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings: approx. 40.8 sq. metres (435.1 sq. feet)



First Floor Outbuilding
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings: approx. 29.8 sq. metres (321.2 sq. feet)



Main area: Approx. 275.0 sq. metres (2960.3 sq. feet)
Plus outbuildings: approx. 75.7 sq. metres (814.3 sq. feet)
Plus annex: approx. 68.8 sq. metres (740.1 sq. feet)



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