



Sharp Cottage Church End, Barley

Royston

Guide Price £625,000





Sharp Cottage Church End

Barley, Royston

Detached five-bedroom bungalow in Barley, with a vaulted lounge/dining room opening to the garden, gated gravel driveway and a double garage.

- Detached Five-Bedroom Bungalow
- Approx. 2,155 Sq Ft Including Double Garage
- Vaulted Lounge/Dining Room With Two Sets Of French Doors
- Vaulted Kitchen/Breakfast Room With Rooflight
- En-Suite To Principal Bedroom
- Separate Utility Room And WC
- Rear Garden With Wide Paved Terrace And Lawns
- Gated Gravel Driveway And Detached Double Garage
- Oil-Fired Central Heating
- Barley Village Location, Royston Station 10-15 Minutes

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Council Tax band: E

Tenure: Freehold

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Property Insight

Set behind a brick-walled front garden in the north Hertfordshire village of Barley, Sharp Cottage is a detached single-storey home offering a substantial amount of space on one level. The layout is arranged around a generous vaulted living space at the rear, opening directly onto the garden, with five bedrooms set along the front and side of the house. To the rear, a gated gravel driveway leads to a detached double garage, and the property is heated by oil-fired central heating. For buyers seeking space without stairs, within easy reach of Royston's mainline station, it presents a strong and practical proposition.

The lounge/dining room is the centrepiece of the house. A vaulted ceiling with a large rooflight and recessed spotlights keeps the room bright through the day, while an exposed timber post adds a touch of character and loosely divides the seating area from the dining space. Two sets of French doors open onto the rear terrace, drawing the garden into the room. The kitchen/breakfast room shares the same vaulted ceiling and rooflight, fitted with white shaker-style units, dark worktops and tiled splashbacks, a built-in oven and hob, room for a family dining table and a door straight out to the patio. A separate utility room provides further units, worktop space and a sink, alongside a separate WC.

The bedrooms lead off the inner hallways. The principal bedroom sits at one end of the house, with exposed beams to the ceiling, built-in storage in the adjoining hallway and its own en-suite. Three further double bedrooms and a fifth bedroom with built-in wardrobes are served by the family bathroom. Outside, the rear garden is a real highlight, with a broad paved terrace running the width of the house, lawns divided by a central path, raised brick planters and a mature silver birch. A picket fence and gate separate the garden from the





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Ground Floor

Approx. 200.2 sq. metres (2155.3 sq. feet)



Total area: approx. 200.2 sq. metres (2155.3 sq. feet)

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



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