

OLD BARN HOUSE, HOWE LANE
GREAT SAMPFORD


BIDWELLS







An impressive and immaculately presented family home offering substantial, versatile accommodation, set within extensive gardens, grounds and woodland, featuring a superb outdoor swimming pool and potential for equestrian use.

Saffron Walden 8 miles, Thaxted 4.5 miles, Great Dunmow 11 miles, M11 (Junction 8) 12 miles, Audley End Station (London's Liverpool Street 55 minutes) 10.5 miles, Stansted Airport 11.5 miles. All distances and times are approximate.

Property Summary

Main House: 2,787.4 sq ft (258.9 sq m)

Annexe: 407 sq. ft (37.8 sq m)

Total Area: 3,194.8 sq ft (295 sq m)

- Ground Floor: Entrance Hall, Kitchen/Breakfast/Dining Room, Utility Room, Storage Room, Sitting Room, Dining Room, Reception Room, Snug/Bedroom 5, 3 further Bedrooms, 3 Bath/Shower Rooms (2 En Suite).
- First Floor: Principal Bedroom, En Suite Bath/Shower Room, Study, Office.

Annexe:

- Ground Floor: Kitchen/Sitting Room.

- First Floor: Bedroom, Shower Room.

- Outside: Mature Gardens and Grounds/Woodland, Swimming Pool.

In all the property comprises 5.386 acres (2.18 hectares)

Please read Important Notice on the floor plan page.

**OLD BARN HOUSE, HOWE LANE,
GREAT SAMPFORD
ESSEX CB10 2NY**

Description

Old Barn House is a substantial and beautifully presented barn conversion, combining impressive character with the space and versatility required for modern family living. Extending to almost 3,200 sq ft, the highly adaptable accommodation includes a self-contained annexe and separate office, making it well suited to multigenerational occupation, home working or guest accommodation. Rich in period charm yet practical in its layout, the property benefits from being unlisted, a rare advantage amongst homes of this nature.

Outside

Old Barn House is approached from Howe Lane via a large gravel driveway providing ample off-street parking and access to an open cartlodge style garage. A five-bar gate leads to an additional parking area to the side of the property.

The rear gardens are a particular feature of the property, combining beautifully landscaped formal areas with extensive grounds beyond. Adjacent to the house are generous paved terraces, ideal for outdoor entertaining, leading to a heated swimming pool with Summer/Pool House. A large ornamental pond provides an attractive focal point within the garden.

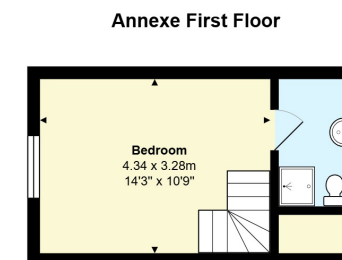
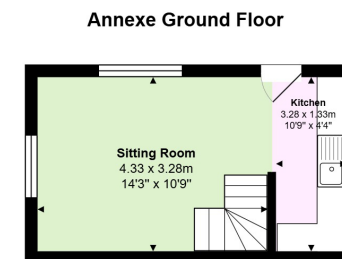
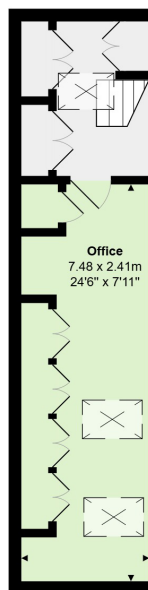
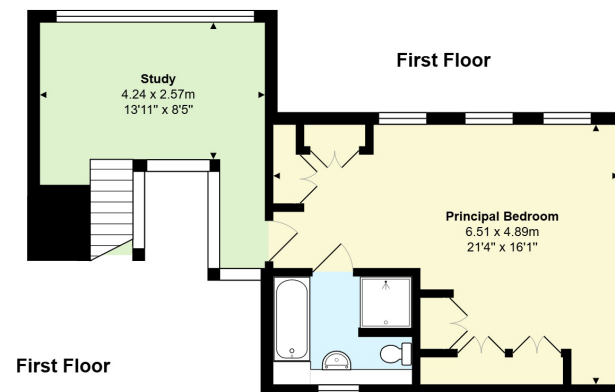
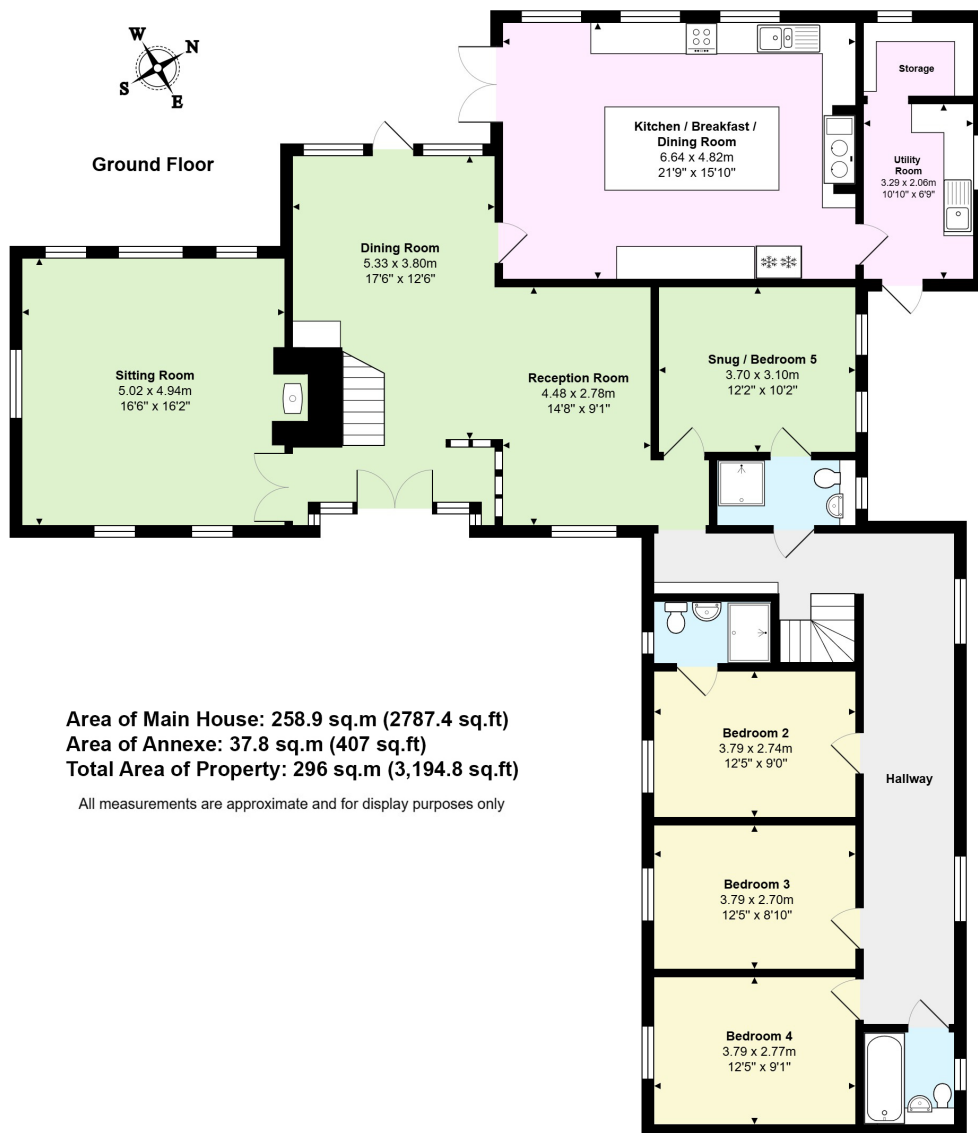
Beyond the formal gardens is a productive vegetable garden with greenhouses and useful storage sheds. The grounds then extend to a substantial paddock and an area of mature woodland, creating a wonderful sense of privacy and seclusion. In all, the property extends to just over 5 acres and offers potential for a variety of uses, including equestrian pursuits.





Property Highlights

- Wonderful Kitchen/Breakfast/Dining Room 21'9 x 15'10 (6.64m x 4.82m) with central island/breakfast bar and 2 wine fridges, range of bespoke fitted wall, base and display cabinets, Corian work surfaces with upstands, electric Aga with 4 ovens, Aga companion with 2 electric ovens/grill, 4 ring gas hob (LPG), extractor hood over, integral microwave, dishwasher and space for fridge/freezer, French doors to garden
- Magnificent multi-aspect Sitting Room 16'6 x 16'2 (5.02 x 4.94 with vaulted ceiling, wealth of exposed timbers and fireplace with inset log burner
- 2 further Reception Rooms including Dining Room with French door to garden and further Reception Room currently used as a family area
- 3 Ground Floor Double Bedrooms accessed from an Inner Hallway and 2 Bath/Shower Rooms (1 En Suite) and further Ground Floor Bedroom 5/Snug with 'Jack n Jill' Cloak/Shower Room
- First Floor dual aspect Principal Bedroom 21'4 x 16'1 (6.51m x 4.89m) with ample bespoke fitted wardrobes, En Suite Bath/Shower Room and access to adjacent Study
- Independent Annexe comprising Ground Floor Kitchen/Sitting Room and First Floor Bedroom and Shower Room
- Beautiful, landscaped gardens with additional land and woodland beyond
- Oil fired central heating and double glazing
- Utility Room with water softener



Important Notice

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Old Barn House, Howe Lane, Great Sampford, CB10 2NY



Drawing Number: A.60.985
Date: 29/7/2026

Location

Great Sampford lies in gently undulating North Essex countryside. Local facilities include a primary school, post office, public house and an equestrian riding school. The picturesque market town of Saffron Walden lies to the north-west offering a range of shops, schools (independent and state) and the Lord Butler Leisure Centre. There is also an 18 hole golf course on the outskirts of the town.

Cambridge is a world renowned University city offering an attractive combination of ancient and modern buildings, winding lanes and colleges, together with extensive shopping and cultural facilities. It also has become recognised as an important centre for the 'high tech' and 'bio tech' industries with the University Research and Development Laboratories, Science Park, ARM, Microsoft, AstraZeneca and Addenbrooke's Hospital/Biomedical Campus, one of the largest centres of health, science and medical research in the world.

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

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54 High Street, Trumpington, Cambridge, CB2 9LS

Additional Information

Local Authority

Uttlesford District Council
01799 510510

Outgoings

Council Tax Band: G
Council Tax Payable 2026/2027:
£3,789.80

Services

Mains water, gas and electricity
are connected to the property.
Oil fired central heating.

Fixtures & Fittings

All items normally designated as
tenant's fixtures and fittings are
expressly excluded from the
sale.

Tenure & Possession

The property is for sale freehold
with vacant possession on
completion

Energy Rating D

Health & Safety

Please ensure that you take due
care when inspecting any
property.

