

THE THATCHED BARN, HEYDON


BIDWELLS



A wonderful Grade II listed three bedroom barn conversion, sitting on a 0.34 acre plot in this picturesque village location, to the south of Cambridge.

Cambridge 13 miles, M11 (Junction 10) 5 miles, Saffron Walden 8 miles, Royston (King's Cross 37 minutes) 6 miles, Audley End Station (Liverpool Street 51 minutes) 7 miles, Stansted Airport 26 miles (distances and times are approximate).

Property Summary

Gross Internal Floor Area: 2,124 sq ft (197.3 sq m) excluding Car Port

- Ground Floor: Entrance Hall, Kitchen/Breakfast Room, Utility Room, Sitting Room, Dining Room, Bedroom, Storage, En Suite Shower Room
- First Floor: 2 Bedrooms, En suite Bathroom, separate WC
- Outside: Driveway, 4 Bay Carport, Garden

Please read Important Notice on the floor plan page



**THE THATCHED BARN
LANE FARM, HEYDON LANE,
HEYDON,
ROYSTON SG8 8QB**

Description

The Thatched Barn is a lovely Grade II listed barn conversion built with weatherboard timber frame under thatched roofs. Believed to date to 15th century with later additions and formally a granary, the property has been converted into a wonderful family home, retaining many of the features of the original building, including exposed beams, vaulted ceilings, inglenook fireplace, galleried entrance hall and having had a rethatch within the last 10 years. The property is arranged over two floors with versatile accommodation suitable for a variety of family needs.

Outside

The property is set back from the road with a lane leading to the gravel driveway, offering ample off-street parking and leading onto a Car Port.

The mature garden is a particularly fine feature of the property and extends to 0.34 acre, mainly laid to lawn with raised beds, shrub borders, a variety of trees and decked seating area overlooking a large pond.

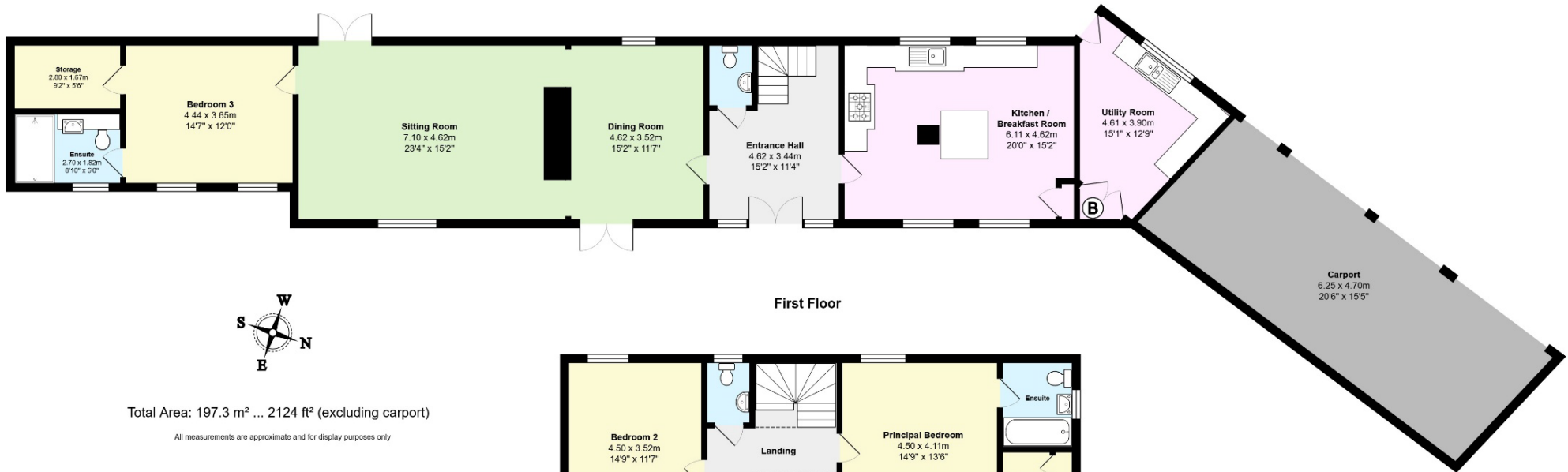




Property Highlights

- Galleried Hallway with exposed beams
- Farmhouse Kitchen/Breakfast Room 20'0 x 15'2 (6.11m x 4.62m) with fitted wall and base units and central island along with integrated appliances, including induction hob with extractor fan over, oven, space for dishwasher and door to
- Fitted Utility Room with space for washing machine and fridge freezer and door to Garden
- Formal Dining Room with wooden floors and steps up to
- Wonderful Sitting Room 23'4 x 15'2 (7.10m x 4.62m) with vaulted ceiling, exposed beams, inglenook fireplace with wood burner, wooden floors and door to garden
- Ground floor Bedroom with en suite shower Room
- First Floor Principal Bedroom with separate Dressing Room and en suite Bathroom
- Galleried walkway leading to further double Bedroom and separate WC
- Gravel driveway leading to Carport
- Mature Garden with feature pond and decked seating area

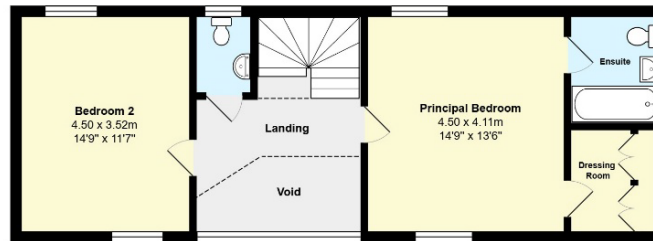
Ground Floor



Total Area: 197.3 m² ... 2124 ft² (excluding carport)

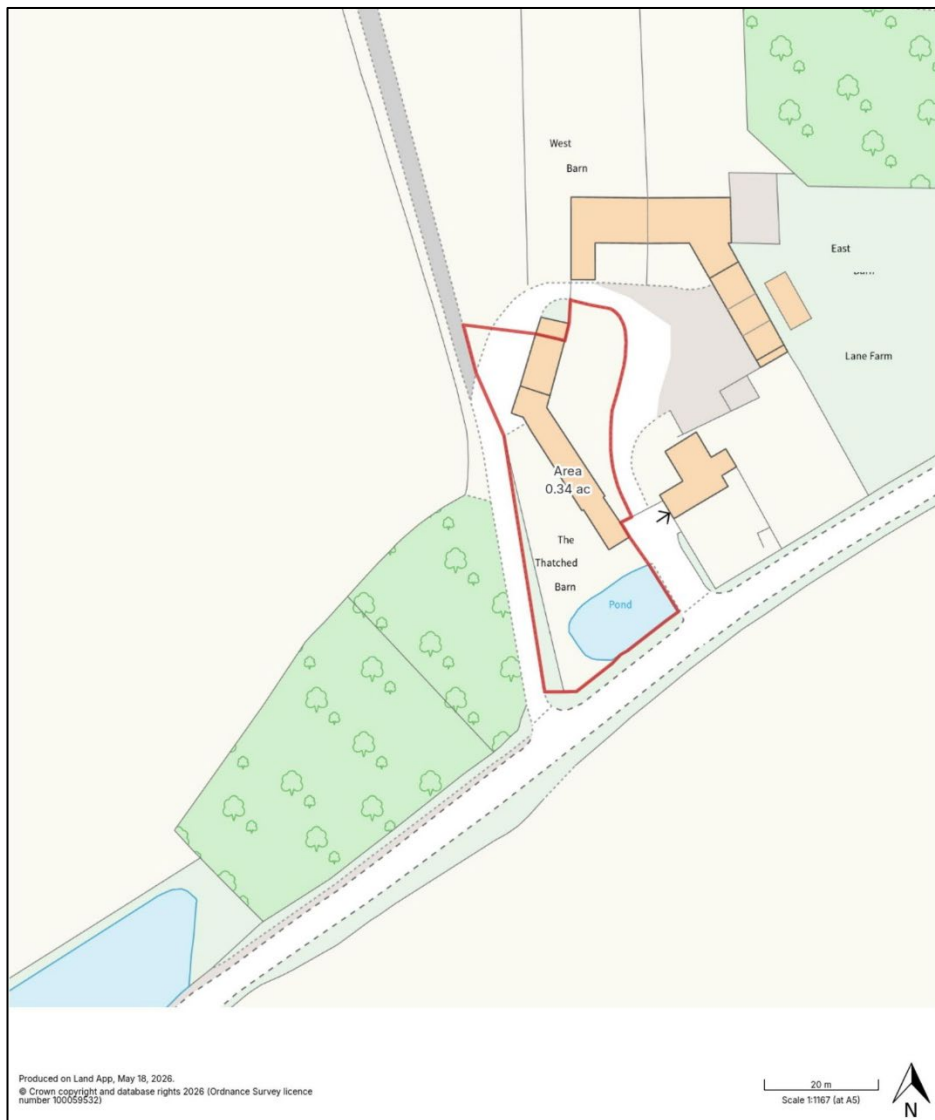
All measurements are approximate and for display purposes only

First Floor



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Location

Heydon is a small, attractive and unspoilt village lying in south Cambridgeshire, close to the Hertfordshire and Essex borders. The village lies within a Conservation Area and has a 15th century church, public house and a 18 hole golf course about 1 mile north. The market towns of Saffron Walden and Royston lie 8 miles to the east and 6 miles to the west respectively, providing a range of facilities including a variety of shops and restaurants. The University city of Cambridge is about 13 miles north and offers extensive cultural and shopping facilities together with an outstanding choice of schools for all ages.

London commuters are particularly well served by road or rail with services into Liverpool Street from Audley End (51 minutes) and Royston to King's Cross (37 minutes). The M11 (Junction 10) is 5 miles away, giving fast access to Stansted Airport and London.

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Will Pettit
will.pettit@bidwells.co.uk

54 High Street, Trumpington, Cambridge, CB2 9LS

Additional Information

Local Authority

South Cambridgeshire District Council
01954 713000

Outgoings

Council Tax Band: G
Council tax Payable 2026/2027:
£4,160.74

Services

The property is on a shared sewage treatment system and 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

Health & Safety

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