



£550,000

Ashtrees Barn, High Road, Guyhirn, PE13 4ED



To arrange a viewing call us now on 01354 701000

This fabulous barn conversion sits on a generous plot and boasts field views! It has many character features but also boasts an open plan style and blends to two perfectly. The accommodation is versatile and consists of multiple reception rooms with the double height hallway, three double bedrooms with five piece ensuite and family bathroom. Outside the wrap around garden is laid to lawn with a variety of fruit trees and shrubs with ample parking front and rear and double garage. EPC C

ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR
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Ground Floor

Reception Hall
Double height with vaulted ceiling and exposed beams, windows to front, stairs to first floor and landing, double doors to rear, exposed brickwork.

Lounge
7.42m (24'4") x 5.38m (17'8")
Exposed brickwork, dual aspect log burner, double doors to rear.

Family Room
7.92m (26') x 5.38m (17'8")
Two windows to side, double doors to side.

Games Room
8.85m (29'1") x 3.20m (10'6")
Windows to side with two sets of double doors, door to other side.

Kitchen/Breakfast Room
5.42m (17'9") x 3.79m (12'5")
Fitted with wall and base units with range style cooker, sink unit with mixer tap, two windows to rear, double doors to side.

Utility Room
Base units, sink unit, space for washing machine and tumble drier, window to rear, two air source heat boilers.

WC
Fitted with wash hand basin and WC.

First Floor & Landing
Window to rear.

Bedroom 1
5.54m (18'2") x 4.62m (15'2")
Exposed brickwork and beams, window to side, two radiators, sliding door wardrobes.

En-suite Bathroom
Fitted with a five piece suite comprising double ended Jacuzzi bath, walk in shower cubicle, vanity wash hand basin, WC and bidet, built in TV, exposed brickwork, window to front, radiator, two heated towel rails.

Bedroom 2
4.21m (13'10") x 3.44m (11'3")
Two skylights, radiator, exposed brickwork.

Bedroom 3
3.98m (13'1") x 3.04m (10')
Two skylights, radiator, exposed brickwork.

Family Bathroom
Fitted with bath, wash hand basin and WC, window to rear, skylight, radiator.

Outside
The Outside space consists of a variety of areas to suit personal needs. A gated access leads to the front which gives ample off road parking. A gated access leads to the main garden which is laid to patio and lawn with a variety of fruit trees including cherry, plum, apple, pear, fig and peach. There are raised beds used for growing vegetables and there are fruit bushes including red and black currant and gooseberry. Outside water supply. This leads round to the double garage 5.79m x 4.85m which is fitted with light and power with two roller shutter doors. There is then a further driveway at the rear providing further parking if required and a raised deck which overlooks the open fields.

Freehold
Council tax band E

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

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