



The Old Barn, Thaxted Road, Saffron Walden





The Old Barn, Thaxted Road

The Old Barn is located on the outskirts of Debden, a sought-after village with a highly regarded primary school, inn, restaurant and 13th century church. The village is approximately 4 miles south of Saffron Walden, offering a range of boutique shops, more comprehensive shopping, and excellent schools. Debden Barns are located just outside the village, home to the Elder Street Cafe & Deli, as well as an eclectic mix of homeware and antiques. For the commuter, Newport (4.2 miles) and Audley End (5.9 miles) provide train services to London Liverpool Street and Cambridge with good road links to London and Cambridge via the M11, providing onward access to major road networks.



Tenure: Available freehold

Local authority: Uttlesford District Council.

Council tax band: G

Services: Mains electric and water. Oil central heating. Drainage via septic tank.



The Property

The Old Barn is an exceptional Grade II listed conversion, believed to date back to the 17th century, and has been imaginatively transformed into a stunning family home. The property offers versatile accommodation throughout, with a wealth of period characteristic features, while benefitting from contemporary interior styling to provide an outstanding home suited to present-day lifestyles.

The feeling of light and space is immediate upon entering the grand reception hall. Floor to ceiling glass allows light to flood in, with stunning views over the surrounding countryside. A well-proportioned family room and charming dining room, with patio doors to the rear garden, lead from the reception hall. Beyond is the bespoke handmade kitchen/breakfast room with extensive fitted units, granite worksurface, and integrated appliances, including an electric oven and wine cooler. A central island with a breakfast bar and electric hob provides additional workspace. In addition, there is a useful pantry, cloakroom, and utility room with a stable door leading to the garden. A spiral staircase provides independent access to the principal bedroom suite.

The first-floor galleried landing provides an additional reception area, with stairs rising to the second floor, giving access to three double bedrooms and a family shower room. The principal bedroom suite is delightful, with a dressing room and en suite bathroom. The second-floor galleried landing provides access to two further bedrooms, one with an en suite wet room.





Beautiful mix of
period features
with modern
elements





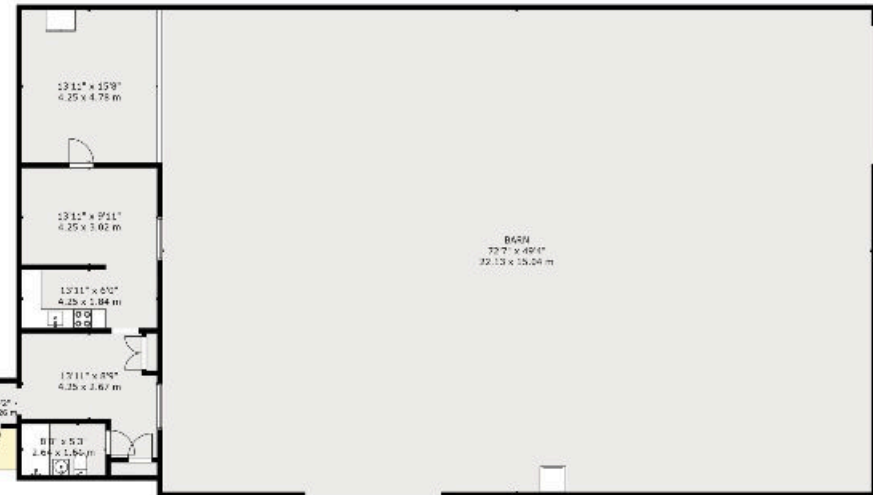
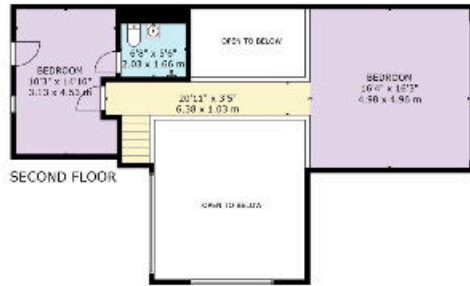
Warehouse, Garden and Grounds

Approached by a gravelled driveway, the property is set on a generous plot of approximately 2 acres with stunning views over the adjoining countryside. The charming gardens are a particular feature of the property, mainly laid to lawn and interspersed by mature specimen trees and shrubs, with a picket fence separating the additional paddock. The property also benefits from a swimming pool and an extensive patio, excellent for outdoor entertaining.

A substantial warehouse with an electric roller door provides a versatile space suitable for an office, with storage for numerous vehicles, with direct access to the house.



Approximate Gross Internal Floor Area
Main House 312 sq m / 3356 sq ft
Barn: 363 sq m / 3905 sq ft
Barn Offices: 36 sq m / 387 sq ft
Total: 711 sq m / 7648 sq ft



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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