



Smiths End Barn, Barley, Hertfordshire

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Smiths End Barn

Smiths End Lane

Barley

Hertfordshire

SG8 8LL

A splendid five bedroom barn conversion with attractive gardens, in a sought-after village setting

Royston town centre 3.9 miles, Royston mainline station 4.6 miles (40 minutes to London Kings Cross), M11 (Jct 10) 7.3 miles, Cambridge city centre 14.0 miles, Stansted Airport 16.2 miles

Reception room | Sitting room | Playroom
Study | Dining room | Kitchen/breakfast room
Utility | Cloakroom | Principal bedroom with en suite cloakroom | 5 Further bedrooms, 1 en suite
Dressing room | Family bathroom | 2 Garages
Garden | Shed | EPC- TBC

The property

Smith End Barn is a charming period barn conversion home with delightful gardens, set in a popular village location. The property features weatherboarded elevations outside and exposed timber beams and brick-built fireplaces inside, as well as various modern fittings.

There are three comfortable reception rooms on the ground floor, including the main reception with its grand open fireplace. There is a similarly proportioned sitting room with French doors opening onto the gardens, as well as a formal dining room, while the kitchen and breakfast room has farmhouse-style units, a split butler sink, an Aga and space for a breakfast table.

The ground floor has three well-presented bedrooms, one of which is en suite, plus a dressing room and a family bathroom with a bathtub and a separate shower unit. There are two staircases leading to the first-floor accommodation, one of which provides access to the principal bedroom and its en suite

cloakroom. The second staircase leads to a fifth bedroom, a study and a playroom.

Outside

At the front of the property, a five-bar wooden gate opens onto a gravel driveway, which provides plenty of parking space and access to the two integrated garages. The property also benefits from a BP Pulse EV charger. The front gardens have box hedging, paved and gravel terracing and pathways and a splendid pond, as well as various shrubs and border plants. At the rear, the beautifully maintained gardens offer a patio area for al fresco dining, as well as an area of lawn bordered by beds bursting with colour and life. There are various mature trees, established shrubs and hedgerows and a peaceful meadow area in which to relax along with a shed for additional storage. The beautiful, mature garden backs on to fields giving stunning views across the countryside.

Location

Smiths End Barn is located in the small and picturesque village of Barley, three miles from the town of Royston. The village has a local shop, a post office, doctors surgery and a CofE primary school, while local amenities can be found in Royston. Royston is home a number of shops, restaurants, pubs and cafés, with leisure facilities including golf at Royston Golf Club and a leisure centre. There are a variety of good schools in the area, including several outstanding primary schools in Royston and Buntingford. Royston mainline station provides an excellent service to London Kings Cross (40 minutes), while the area is well served by road, with connections to the M11 just seven miles away.





Floorplans
 House internal area 3321 sq ft (308 sq m)
 Outbuilding internal area 261 sq ft (24 sq m)
 For identification purposes only.



General

Local Authority: North Hertfordshire
Services: Mains electricity, Oil heating, Mains drainage.

Council Tax: Band G

Tenure: Freehold

Cambridge

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