



iwstates.com

67 High Street, Barkway, SG8 8EB

67 High Street, Barkway, SG8 8EB

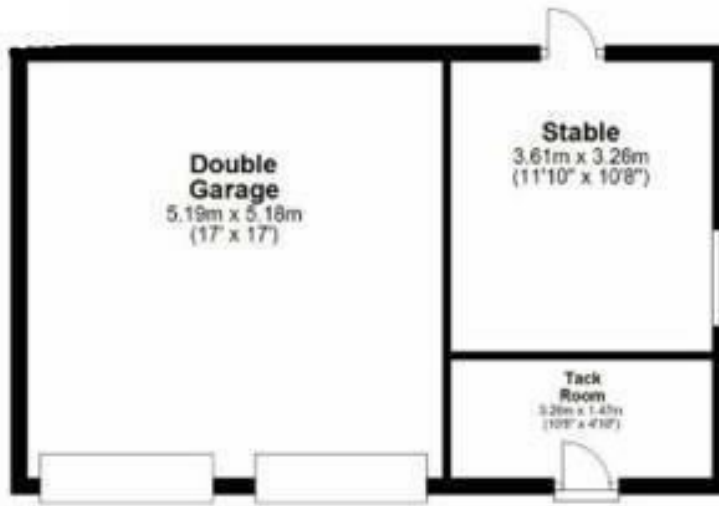
Price £860,000

With Circa 0.75 acres of land to rear. Located on the charming High Street in Barkway, this exquisite detached house offers an exceptional opportunity for family living. Beautifully modernised and thoughtfully extended, the property boasts extensive accommodation. You are welcomed into an attractive lounge featuring a cosy log burner. The heart of the home is undoubtedly the stunning kitchen, which seamlessly flows into the dining room, enhanced by an orangery-style skylight that floods the space with natural light. The property is set on impressive grounds, providing ample outdoor space. The extensive gravel drive offers parking for multiple vehicles. Additionally, the double garage, along with a stable and tack room, presents a unique opportunity.

- Extensive 4 bedroom family accommodation. Beautifully modernised and extended.
- Attractive lounge with log burner.
- Convenience of a ground floor cloakroom plus utility room off the kitchen.
- Family shower room and Ensuite bathroom off the master bedroom.
- Extensive gravel drive leads to double garage plus stable and tack room.
- Beautiful stone flooring throughout the ground floor.
- Stunning kitchen that leads into the dining room with orangery style skylight.
- OFFERED CHAIN FREE
- Replacement double glazing and gas central heating.
- Grounds to rear approaching 0.75 of an acre (measured off Google Earth).

Buntingford Sales 34 High Street, Buntingford, Hertfordshire SG9 9AQ | 01763 272 391
buntingford@iwestates.com | www.iwestates.com





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Front

Double five bar gates opens to a large gravel driveway leading you down to the garage complex. Mature walls to the left hand boundary. Raised and walled borders.

Front door

Sky light window above.

Entrance Hall

Cupboard under the stairs. Antique style radiator.

Cloakroom

Suite comprising of low flush WC. Vanity wash hand basin with mixer tap and splashback.

Study

Window to front.

Kitchen Area

Beautifully fitted in an extensive range of floor units. Welsh dresser style shelving to either side of the feature fireplace style cooker alcove. Quartz work surface with matching splash backs include a double basin ceramic sink unit with mixer taps. Large matching centre island with oak work top. Integrated appliances include, fridge, separate freezer and dishwasher. Window to rear.

Utility Room

Range of matching units with quartz work surfaces. Butler sink unit with mixer taps and shaped in drainer to side. Large built in cupboard housing the wall mounted gas fired boiler supplying the hot water and central heating. Plumbing for automatic washing and space for tumble dryer. Antique style radiator. Half glazed door to side.

Dining Room

A very light and airy room with orangery style sky light. Fully glazed double doors with windows to either side to rear. Under floor heating. Antique style radiator.

Lounge

Feature brick fireplace with log burner. Window to front. two antique style radiators.

Landing

Antique style radiator.

Bedroom 1

Large window to rear offering wonderful views across the grounds to rear. Antique radiator.

En Suite

Large free standing bath with mixer taps protruding from the wall. Vanity unit with drawers under, free standing oval basin and mixer taps above. Low flush WC. Half height timber panelling to walls. Heated towel rail. Window to side.

Bedroom 2

Window to front. Antique style radiator.

Bedroom 3

Window to front. Antique style radiator.

Bedroom 4

Window to front. Antique style radiator.

Shower room

Large walk in shower cubicle with glass screen. Dump shower head plus hand held unit. Vanity unit with drawers under and rectangle free standing sink on top with mixer taps above. Tiled flooring. Heated towel rail.

Outside

Formal Rear Garden

large patio area directly behind with lawn area raised by brick wall. Steps leading down to the extensive gravel driveway offering parking for a multitude of vehicles.

Detached Garage/Stable Block

Double Garage

Twin up and over doors. Light and Power.

Tack Room

Door to front.

Stable

Stable door to rear of building.

Grounds

Laid mainly to grass the extensive grounds are approaching 0.75 of an acre (measurement taken from Google Earth).

Agents Note:

There is a right of way for the neighbour across the rear grounds via two entry points - a five bar gate leading from the gravel drive to the right of number 67 and another five bar gate at the far end of the grounds on the right.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in the particulars and make no warranty as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IW Estates would be pleased to provide free, no obligation sales and marketing advice.











