



Laburnham House
Barway

**DAVID
BURR**



Laburnham House, Barway, Ely, Cambridgeshire, CB7 5UB

Barway is a small rural village, located three miles south of Ely and eleven miles north of the famous horse racing town of Newmarket. The village contains several listed buildings including a small medieval church, which has been converted into a house. The village is a compact shape and is largely set around the village green.

This delightful Grade II Listed detached cottage is situated in a quiet, rural location at the end of a no through road enjoying peaceful surroundings. Measuring close to 1,500 sq.ft, the property offers a blend of charming period features and modern finishes including a stylish kitchen and modern bathrooms and sits within large gardens measuring 0.7 of an acre with a range of useful outbuildings offering annexe potential.

A delightful Grade II Listed cottage situated in a rural location with a barn and home office set within 0.7 of an acre

ENTRANCE HALL A warm and welcoming hallway featuring oak flooring, exposed brickwork and beams with door leading to:

DINING ROOM Featuring an attractive Inglenook fireplace with **Bressumer** over and brick hearth and outlook to the front.

SITTING ROOM A charming room featuring exposed beams and a large Inglenook fireplace with wood burner inset.

KITCHEN/BREAKFAST ROOM This spacious kitchen is afforded a great deal of light by the double aspect views over the front and rear and features oak flooring and exposed ceiling timbers. Extensively fitted with a range of modern wall and floor units under granite worktops with built-in dishwasher and space for a large range master cooker.

REAR HALL With brick flooring and stable door leading to the rear.

GARDEN ROOM A lovely light room with wooden flooring and sliding doors opening to the garden. Boiler serving radiators.

FAMILY BATHROOM Tastefully fitted with a white suite comprising panelled bath with shower attachment over top, WC and wash basin set in a vanity unit.

UTILITY ROOM Plumbing for a washing machine and space for a tumble dryer.

First Floor

LANDING With exposed brick chimney breast and doors to:

BEDROOM 1 A spacious bedroom featuring a decorative fireplace and views over the rear garden. Walk-in wardrobe and walk through **dressing room** leading to the **En Suite** comprising WC, wash basin and double shower cubicle.

BEDROOM 2 A generous bedroom featuring wooden flooring, extensively fitted wardrobes and an outlook to the rear.

Outside

Gates open onto a gravel driveway providing parking for many vehicles and in turn leads to the outbuildings including the **TIMBER BARN**, previously with planning permission to convert into a 1-bedroom annexe. There is a large **TIMBER SHED** and a **STUDIO AND HOME OFFICE** with light and power connected with private seating area lending itself to a variety of uses. The garden is an asset to the property with various seating and dining areas overlooking mature shrub beds and a variety of specimen trees. Beyond the formal gardens is the meadow, ideal for use as a small paddock and incorporating a second world war pillbox with steps leading up to a platform on top making a quirky and fun feature of the garden.

In all about 0.7 of an acre.

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SERVICES: Main water, drainage and electricity. Oil fired heating with Combination Boiler. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: East Cambridgeshire District Council

COUNCIL TAX BAND: D.

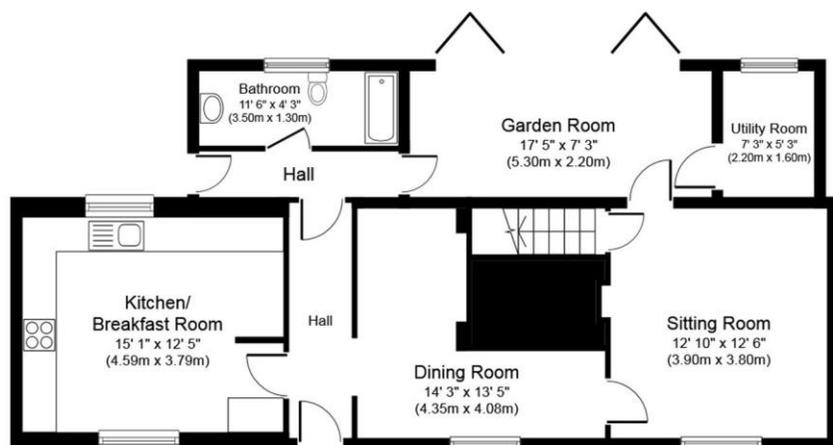
TENURE: Freehold.

WHAT3WORDS: evaporate.submits.supreme

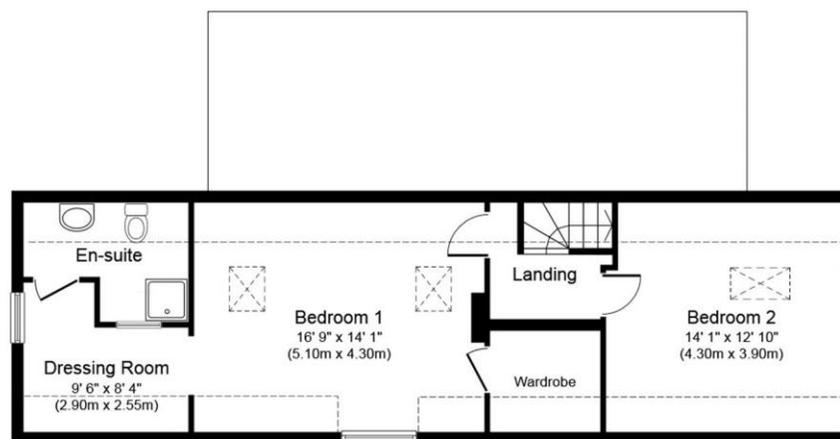
AGENT NOTE: Planning application number 13/00294/FUL.

VIEWING: Strictly by prior appointment only through David Burr estate agents.

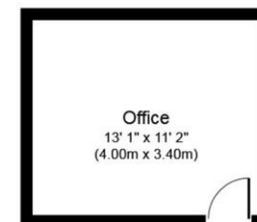




Ground Floor
Approximate Floor Area
876 sq. ft.
(81.4 sq. m.)



First Floor
Approximate Floor Area
622 sq. ft.
(57.7 sq. m.)



Outbuilding
Approximate Floor Area
146 sq. ft.
(13.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

