



4 The Granary, Merton Grange Barns, Station Road, Gamlingay, Sandy, SG19 3DS

- Victorian Barn conversion
- Four bedrooms
- No onward chain
- Underfloor heating - Air Source Heat Pump
- Village location
- 15 miles from Cambridge

Full Description

ENTRANCE HALL

Glazed composite entrance door leading to entrance hall. Solid oak doors to WC, Living Room, Kitchen/Dining Room, Reception Room, Storage cupboard. Karndeian flooring with underfloor heating. Staircase with under stair storage cupboard leading to first floor. Downlights

WC

Two piece suite comprising low level wall mounted WC and wall mounted wash hand basin. Heated towel rail. Extractor fan.

LIVING ROOM

16' 3" x 14' 6" (4.95m x 4.42m)

Karndeian flooring with underfloor heating. Double glazed Georgian style window

RECEPTION ROOM

012' 2" x 14' 6" (3.71m x 4.42m)

Karndeian flooring with underfloor heating. Glazed timber door leading into garden with double glazed Georgian style windows to either side. Vaulted ceiling. Wall lights

KITCHEN

13' 8" x 13' 0" (4.17m x 3.96m)

Refitted kitchen comprising of black granite work surfaces with complementary drawers and cupboards under with soft close fittings. Wall mounted cupboards with soft close fittings. Free standing Everhot electric range Cooker with extractor hood over. Built in fridge / freezer. Built in wine chiller unit. under unit lighting. The central island has a black granite work surface with a sunken "one and a half bowl" sink with mixer tap and drainer formed into the work surface. Further storage cupboards below. Karndeian flooring with underfloor heating. Downlights

DINING ROOM

17' 1" x 14' 6" (5.21m x 4.42m)

Karndeian flooring with under floor heating. Vaulted ceiling with exposed timber beams. Georgian style double glazed windows. Double glazed French doors leading to garden patio.

UTILITY ROOM

5' 6" x 7' 8" (1.68m x 2.34m)

Karndeian flooring with underfloor heating. Fitted with work surfaces with under storage cupboards, plumbing for washing machine and space for additional appliances. wall mounted storage cupboards. Stainless steel sink and drainer. Downlights. Vaulted ceiling

BEDROOM ONE

20' 0" x 13' 0" (6.1m x 3.96m)

Double glazed Georgian style window and double glazed Velux window. Radiator. Built in wardrobes. Door to ensuite. Vaulted ceiling



ENSUITE

Fully tiled ensuite with three piece suite, comprising of glass shower unit, wall mounted WC and wall mount hand basin. Electric heated towel rail. Extractor fan. Downlights

BEDROOM TWO

8' 7" x 9' 3" (2.62m x 2.82m)

Double glazed floor level window. Double glazed Velux window. Radiator. Door to ensuite. Vaulted ceiling

ENSUITE

Fully tiled ensuite with three piece suite, comprising of glass shower unit, wall mounted WC and wall mount hand basin. Electric heated towel rail. Extractor fan. Downlights

BEDROOM THREE

9' 1" x 9' 8" (2.77m x 2.95m)

Double glazed floor level window. Double glazed Velux window. Radiator. Vaulted ceiling

BEDROOM FOUR

6' 8" x 9' 3" (2.03m x 2.82m)

Double glazed floor level window. Double glazed Velux window. Radiator. Vaulted ceiling

FAMILY BATHROOM

Three piece suite comprising of wall mounted low level WC, wall mounted wash hand basin and panelled bath with shower over. fully tiled walls and floor. Heated towel rail. Extractor fan.

SUMMER HOUSE

9' 1" x 11' 5" (2.77m x 3.48m)

Timber constructed cabin with double glazed timber doors and double glazed window. Power and lighting. Electric convector heater. Ensuite consisting of low level WC, wash hand basin, shower cubical and heated towel rail.

STORE ROOM

9' 7" x 14' 6" (2.92m x 4.42m)

Timber door to front and rear. Power and lighting

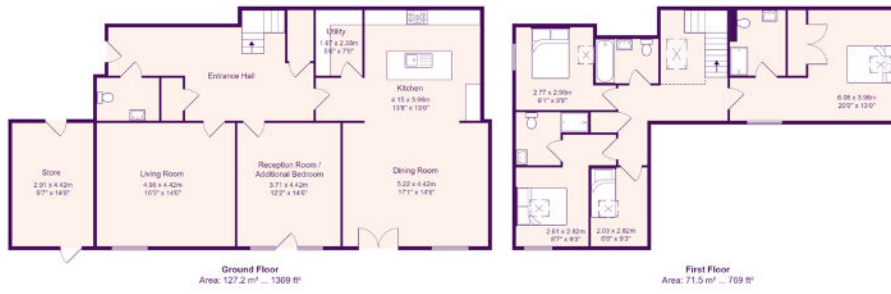
GARDEN

Large east facing private rear garden. Approximately 112ft long, mainly laid to lawn with established hedge row borders. Patio area beside the property with outside lighting and power points. Outside water supply. Access to front of the property through store room. Decking area at the bottom of the garden with permanent seating.

CARPORT/PARKING

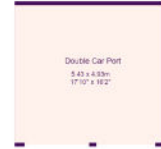
Double width carport to the front of the property with storage in the roof space. Electric car charging point. Additional parking bays for visitors. Outside lighting.





Total Area: 238.4 m² ... 2568 ft²

All measurements are approximate and for display purposes only



(Not in Orientation) Area: 26.7 m² ... 288 ft²



(Cabin in Rear Garden) Area: 13.0 m² ... 140 ft²

EPC GRAPH

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements