



STURMER ROAD, STEEPLE BUMPSTEAD, CB9 7BS
Guide Price £295,000

Carter Jonas

STURMER ROAD, STEEPLE BUMPSTEAD. CB9 7BS

A unique opportunity to acquire this impressive barn, located on a quiet country lane and boasting open-field views, with approved planning permission for conversion to a detached 4-bedroom home comprising just under 5,000sqft of accommodation with a generous garden and parking for several cars to the front.

Location

Upper House Farm Barn is positioned on a quiet country lane, between the quintessential villages Steeple Bumpstead and Sturmer which enjoy idyllic country views and picturesque houses. A short distance from Haverhill town, a 35-minute drive to Cambridge and within easy reach of main roads such as A1307 and M11, there are all the amenities you would expect from a charming English village, including a pre-school, primary school, two village pubs, a library, doctors' surgery, antiques shop, post office and general store. With a choice of excellent local secondary schools, countless opportunities for leisurely country walks, and wonderful surrounding villages.

AMENITIES

- Impressive barn conversion opportunity
- Just under 5,000qft of living accommodation
- Whole Site Measuring approx. 19,500 sqft
- Open-field views
- Set on a quiet country lane
- Close proximity to local town
- Local shop and fuel station in village
- Excellent choice of schools nearby
- Within easy reach of main roads such as M11
- Stansted Airport just under 17 miles away

TENURE Freehold

LOCAL AUTHORITY Braintree District Council

EPC BAND To be confirmed

A RARE DEVELOPMENT OPPORTUNITY SET IN THE PEACEFUL COUNTRYSIDE ON THE ESSEX/SUFFOLK BORDER.



Disclaimer: Photograph shown above is of surrounding views and land shown is not included in sale.



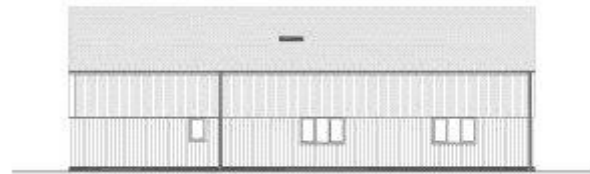
Classification L2 - Business Data



Ground floor 334 square metres
 First floor 129 square metres
 = total floor area 463 square metres



Facing East as proposed



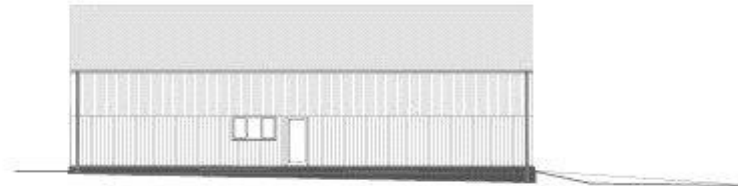
Facing North as proposed

EXTERNAL FINISHES

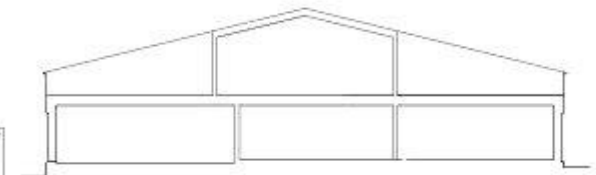
Roof: Existing corrugated roof to remain in place
 Walls: Existing corrugated walls to remain in place
 Fenestration: Dark grey powder coated aluminium



Facing West as proposed



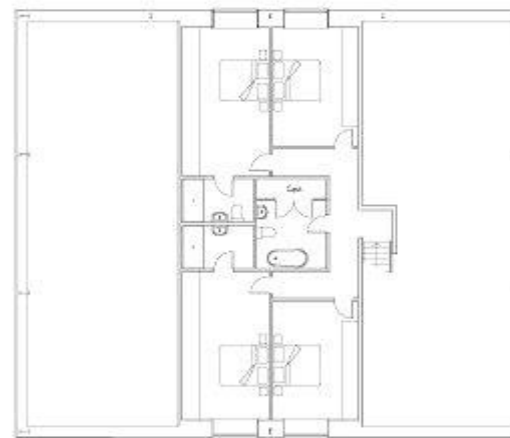
Facing South as proposed



Section A.A



Ground floor layout as proposed



First floor layout as proposed

METHOD OF SALE

The Property is for sale by private treaty.

TENNURE AND POSSESSION

The Property is for sale freehold with vacant possession upon completion.

PLANNING

Permission for the conversion was granted by Braintree District Council in May 2022 under application reference 22/01520/COUPA.

SERVICES

Mains water and electricity are connected to the site. There is currently no mains sewerage or gas so this would be the purchaser’s responsibility.

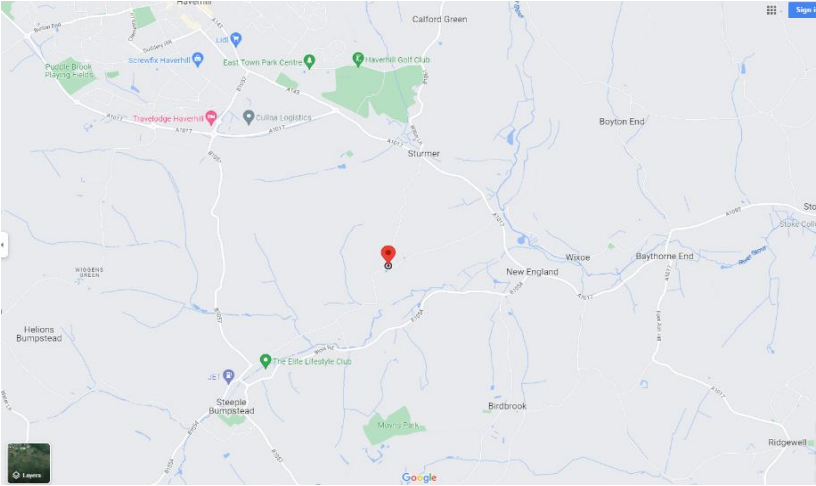
HEALTH AND SAFETY

Potential purchasers must take particular care when inspecting the property and must pay attention to uneven surfaces.

VIEWINGS

Viewings are strictly by appointment with the agent Carter Jonas, on 01223 403330.

LOCATION



Cambridge New Homes 01223 403330

cambridge@carterjonas.co.uk
The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk
Offices throughout the UK



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IMPORTANT INFORMATION

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