



DAVID  
BURR

**Bloodstock Barn**  
Mill Road, Ashley



# Bloodstock Barn, Mill Road, Ashley CB8 9EE

Ashley is one of Cambridgeshire's most picturesque villages with local amenities including a restaurant, public house, village shop and a church, this village is also in the catchment area for one of East Cambridgeshire's most popular schools in Bottisham. The nearby horseracing town of Newmarket (3.5 miles) offers a range of amenities such as schools, shops, supermarkets, restaurants and leisure facilities. The market town of Bury St Edmunds (12 miles) and Cambridge (13 miles) offer a wider range of amenities.

A truly stunning and substantial converted barn situated in the centre of the village of Ashley boasting approximately 2,700 sq.ft of accommodation, ample garaging and outbuildings and set within just over 1.5 acres. Idyllically positioned with far reaching countryside views, the property offers well-proportioned and versatile accommodation with part of the ground floor currently acting as a B&B, however offering endless potential for home-working or an annexe. Externally boasting ample driveway parking, a double garage as well as a single garage, a row of barns, a small paddock and substantial yet tranquil gardens.

## **A characterful six-bedroom detached converted barn in Ashley boasting approximately 2,700 sq.ft of accommodation set within over 1.5 acres.**

**ENTRANCE HALL** With solid oak flooring, a steel and oak staircase rising to the first floor, floor-to-ceiling windows to front aspect and fitted storage.

**SNUG** Windows to front and rear aspects, an inset woodburning stove, oak flooring and steel framed glass sliding doors dividing from the entrance hall.

**SITTING ROOM** A large and light room with a vaulted ceiling, woodburning stove, windows and French doors to side aspect and bi-folding doors opening to the rear garden terrace.

**KITCHEN / BREAKFAST ROOM** A stylishly fitted kitchen with fitted units and drawers with granite worktops over and an inset double sink. Integrated appliances include a double oven, hob, dishwasher, wine-fridge and coffee machine. Solid oak flooring, ample dining space and windows to both front and rear aspects.

**UTILITY ROOM** Fitted units with worktops and an inset sink. Space and plumbing for appliances, an airing cupboard and a window and door to rear aspect.

**INNER HALL** Door and window to side aspect, solid oak flooring and fitted storage.

**BEDROOM 4** Window to side aspect and an **ENSUITE** with a shower cubicle, wash hand basin, WC, heated towel rail and window to side aspect.

**BEDROOM 5** Window to side aspect and an **ENSUITE** with a shower cubicle, wash hand basin, WC, heated towel rail and window to side aspect.

**BEDROOM 6** Window to side aspect and an **ENSUITE** with a shower cubicle, wash hand basin, WC, heated towel rail and window to side aspect.

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**CLOAKROOM** Vanity sink unit and WC.

## First Floor

**LANDING** A galleried landing with floor-to-ceiling double storey windows to front aspect, a steel and oak staircase and vaulted ceiling.

**MASTER BEDROOM** Windows to both front and rear aspects, ample fitted wardrobes and an **ENSUITE** which is extensively tiled with a walk-in shower, vanity sink unit, WC, heated towel rail and window to side aspect.

**BEDROOM 2** Windows to side and rear aspects and access to the **JACK-AND-JILL ENSUITE**.

**BEDROOM 3** Window to front aspect.

**BATHROOM / JACK-AND-JILL ENSUITE** Extensively tiled with a bath and a shower over, wash hand basin, WC and heated towel rail.

## Outside

The property is approached between two low-level brick and flint walls leading to the gravel and paved driveway providing ample parking and access to the row of garages consisting of a **DOUBLE GARAGE** and a separate **SINGLE GARAGE**. The remaining front aspect offers a small lawn, pathway leading to the front door and a wonderful selection of established shrubs and plants. The rear garden is substantial in size yet largely tranquil and predominately lawned with a small paddock beside the row of **BARNs** presented in four sections, a number of paved terraces and again with an impressive selection of mature trees, shrubs and plants throughout. The plot in its entirety measures just over **1.5 acres**.

**SERVICES** Oil fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** East Cambridgeshire District Council.

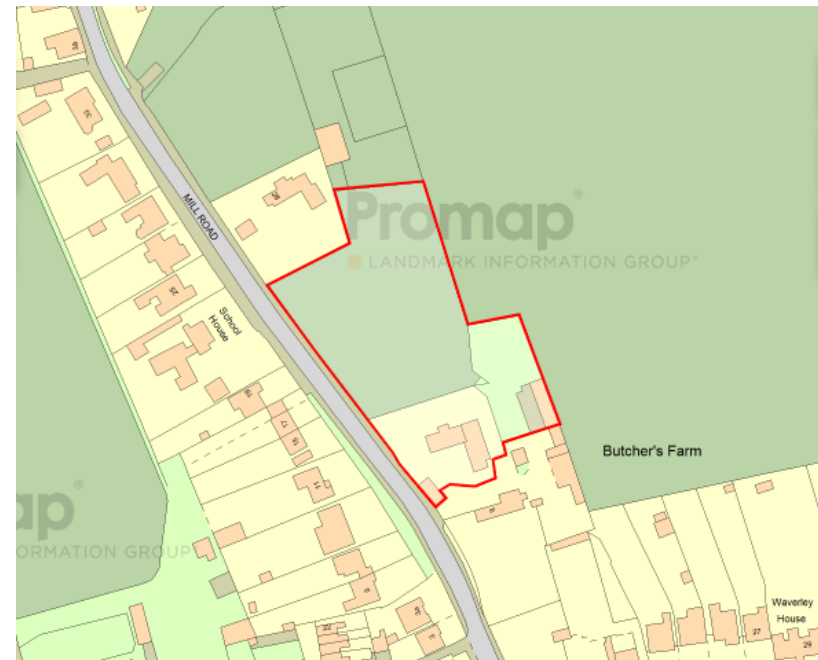
**COUNCIL TAX BAND** G.

**TENURE** Freehold.

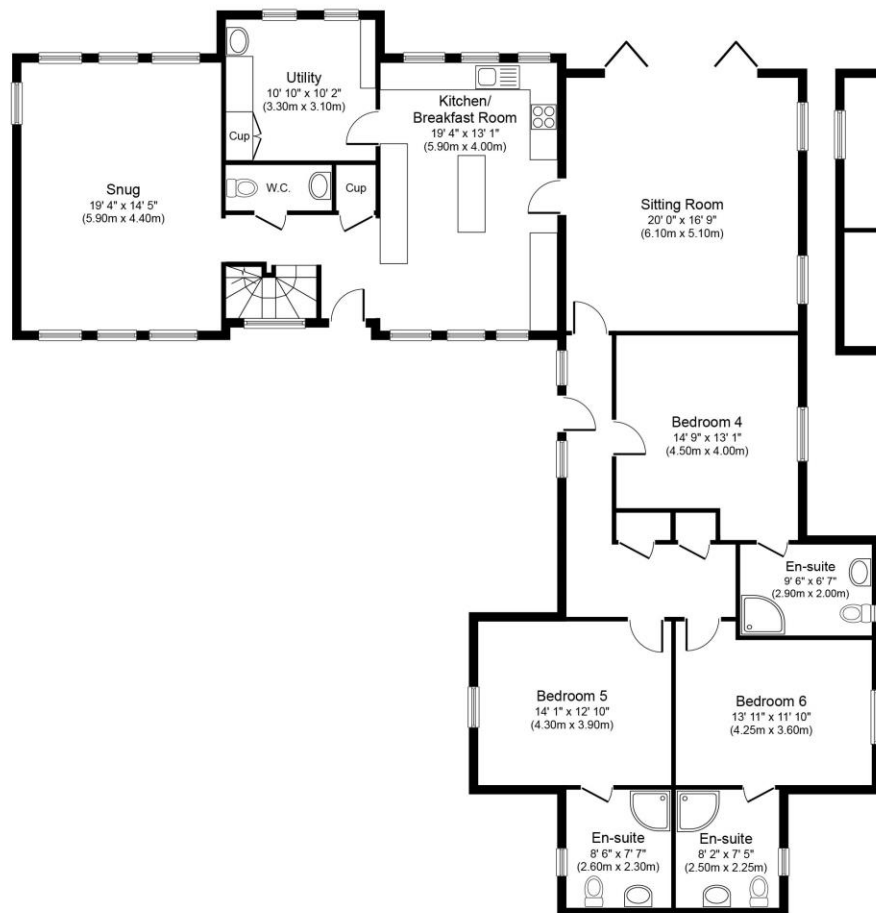
**WHAT3WORDS** land.combines.specifies.

**EPC** C.

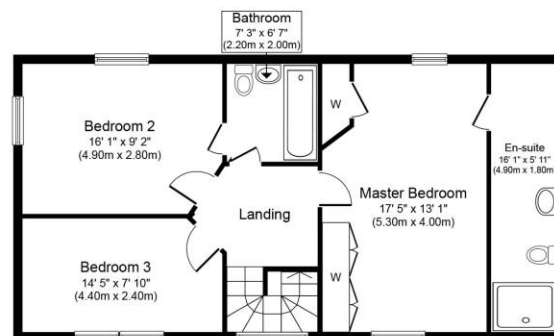
**VIEWING** by prior appointment only through David Burr estate agents.



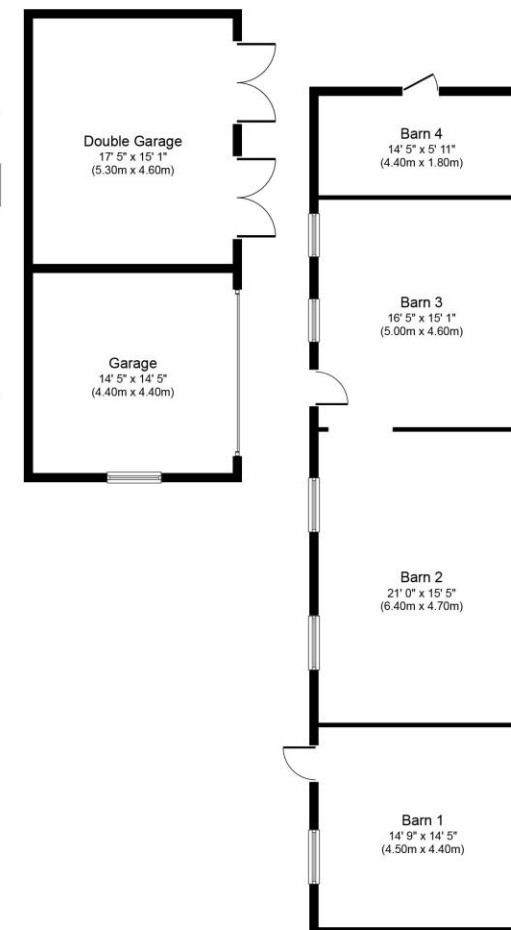




**Ground Floor**  
Approximate Floor Area  
**1,943 sq. ft.**  
**(180.5 sq. m.)**



**First Floor**  
Approximate Floor Area  
**749 sq. ft.**  
**(69.6 sq. m.)**



**Outbuilding**  
Approximate Floor Area  
**1,367 sq. ft.**  
**(127.0 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.



