





Property Description

A fabulous character barn conversion sitting in a 1/3 of an acre plot, surrounded by gorgeous countryside views located in the semi-rural outskirts of the desirable village of Balsall Common. Briefly comprising of four bedrooms, ensuite to master, family bathroom, lounge, dining room, kitchen, guest cloakroom, study and conservatory. This property boasts a large driveway for several cars and a beautiful landscaped rear garden with summer house and garage. ½ acre paddock available under separate negotiation.

Approach

Approaching through five bar gate leading to substantial driveway .

Entrance Hall

With feature glass stained internal window, external window to front and solid oak flooring. Leading through to;

Dining Room

16' 5" x 15' 6" (5.00m x 4.72m)

Continuation of solid oak flooring, door through to under stairs storage, charming feature wood beams and staircase rising to first floor landing.

Lounge

24' 8" x 14' 8" (7.52m x 4.47m)

Window to front and twin windows to side, fabulous brick exposed feature inglenook fireplace with log burner, oak flooring, feature wood ceiling beams and door to through to storage cupboard. Double doors leading through to;

Conservatory

Exposed brick dwarf walls, tiled flooring and stunning views over garden and countryside views.

Guest Cloakroom

Fitted with a high-level WC and pedestal wash hand basin. Feature tiling and wood flooring.

Kitchen

16' 2" x 11' 3" (4.93m x 3.43m)

A bespoke country kitchen fitted with a range of oak base and wall mounted units with complementary granite work surfaces. Ceramic Belfast sink and integrated appliances to include under counter fridge, freezer and belling cooker with electric hob and cooker hood. Beautiful beamed ceiling, tiled flooring window and door to the front leading to garden.

Utility

8' 8" x 6' 3" (2.64m x 1.91m)

Fitted with a range of wall and base mounted units with complimentary work surfaces, stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer, tiled flooring and window to side.

Study

8' 9" x 7' 9" (2.67m x 2.36m)

Window to side and loft access.

Landing

Exposed ceiling beams, storage cupboard housing water tank.

Master Bedroom

16' 6" Maximum x 14' 9" (5.03m Maximum x 4.50m)

Light and airy room, part vaulted ceiling, exposed oak beams, windows to the rear, further windows to the side, wood effect flooring and door through to:

Ensuite

Fitted with walk-in shower unit with electric shower and tiled surround, pedestal wash hand basin, low-level WC and heated towel rail. Tiled flooring, character beams and loft access.

Bedroom Two

16' 3" Plus door recess x 11' 3" (4.95m Plus door recess x 3.43m)

Fitted wardrobes providing hanging and shelving space, feature wood beams and window to side, vaulted ceiling.

Bedroom Three

11' 3" x 10' 7" (3.43m x 3.23m)

Fitted wardrobes providing hanging and shelving space, feature wood beams, loft access and window to front.

Dressing Room / Box Room

8' 7" x 7' 9" (2.62m x 2.36m)

Fitted wardrobes providing hanging and shelving space, skylight and window to front.

Family Bathroom

Consisting of freestanding bath, pedestal wash hand basin, high-level WC and heated towel rail. Wood flooring, character beams and window to front.

Large Garage

With light and power.

Outside

A beautifully landscaped garden with mature shrubs, trees and borders. Stunning pond designed with water feature, large patio area fantastic countryside views.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Atkinson Stilgoe on

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EPC Rating: E Council Tax
 Band: G

view this property online atkinsonstilgoe.co.uk/Property/BAL105590



Tenure: Freehold



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