



Lower Gaylors Barn | Westmill | SG9 9LB
Asking Price £995,000



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PROPERTIES

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Welcome to this charming property located in the picturesque village of Westmill, near Buntingford. This delightful Grade II Listed barn conversion offers a perfect blend of village tranquillity and modern comfort. The property has been completed to a very high standard, combining high spec amenities and charming character to include exposed timbers, oak staircase, vaulted ceilings, inglenook fireplace and latched doors. The ground floor offers three reception rooms, spacious kitchen, utility room and downstairs cloakroom/WC. The first floor offers three generous bedrooms, a family shower room and a very spacious mezzanine incorporating a galleried landing. Of particular note are the ensuite dressing room and bathroom to the master bedroom. Benefits include double glazing, oil fired central heating to radiators and lots of fitted storage. Externally there is a shingle driveway (offering direct access to the public highway) providing parking for six vehicles, a double garage, detached Summer house and private mature garden. Contact us now, to arrange an early viewing of this exceptional property. NO UPPER CHAIN !

Oak Front Door

To:

Dining Room

19'8 x 13'6 (5.99m x 4.11m)

Range of double glazed windows to side and atop front door. Radiator in radiator cabinet. Slate floor tiles. Two fitted cloaks cupboards. Storage space below staircase. Vaulted ceiling. Oak staircase to first floor. Door to cloakroom/WC. Double glass doors to lounge and:

Kitchen/Breakfast/Sitting Room

26'5 x 11'1 (8.05m x 3.38m)

Kitchen area: Extensive range of soft close wall & base units incorporating worksurfaces, drawers, lighting, single drainer sink with swan neck mixer tap and splashbacks. Integrated dishwasher, five ring induction hob, cooker hood extractor and Siemens electric double oven with grill. Inset space for American style fridge/freezer. Ceramic floor tiles Door to utility room and opening to:

Breakfast area: Double radiator. Ceramic floor tiles. Ceiling spotlights. Open to:

Sitting Room: Double glazed window to front. Double Radiator. Ceramic floor tiles.

Utility Room

6'8 x 5'2 (2.03m x 1.57m)

Space & plumbing for washing machine. Roll top worksurface with storage space below. Floor mounted oil tank. Shelving.

Lounge

26'0 x 12'8 (7.92m x 3.86m)

Two double glazed windows to front. Inglenook fireplace with wood burner. Two Double Radiators. Oak flooring.

Downstairs Cloakroom/WC

6'3 x 2'8 (1.91m x 0.81m)

Pedestal wash hand basin and low flush W/C. Extractor. Ceramic floor tiles.

Mezzanine Floor

13'7 x 13'5 (4.14m x 4.09m)

Galleried landing overlooking dining room. Two radiators. Doors off.

Bedroom One

16'3 x 11'6 (4.95m x 3.51m)

Two double glazed windows to front. Radiator. Archway to:

Dressing Room

10'0 x 7'0 (3.05m x 2.13m)

Radiator. Fitted hanging rails. Loft hatch. Door to;

Ensuite Bathroom

7'5 x 5'7 (2.26m x 1.70m)

Suite comprising panel enclosed bath with Aqualisa shower over, bespoke vanity unit with inset wash hand basin and low flush WC. Fully tiled walls. Chrome heated towel rail. Extractor fan. Electric shaver point. Ceramic floor tiles.

Bedroom Two

12'8 x 10'3 (3.86m x 3.12m)

Double glazed window to front. Radiator.

Bedroom Three

12'10 x 9'7 (3.91m x 2.92m)

Double glazed skylight to rear. Radiator.

Family Shower Room

9'3 x 5'11 (2.82m x 1.80m)

Double length shower cubicle. Bespoke vanity unit with inset wash hand basin, and enclosed cistern WC. Fully tiled walls. Chrome heated towel rail. Extractor fan. Ceramic floor tiles.

Driveway

Shingle driveway providing off street parking for upto six vehicles, leading to garden and:

Detached Double Garage

17'9 x 15'3 (5.41m x 4.65m)

Open loft storage. Electric heater. Light & power.

Garden

Wide pathway to front door with lawn either side. Wide well stocked borders. Patio. Security lighting.

Detached Summer House

9'5 x 7'10 (2.87m x 2.39m)

Double glazed French doors, windows and skylight. Wall mounted panel heater. TV point. Light & power.

Disclaimer

We are not qualified to test any apparatus or equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Energy Performance Certificate

There is no requirement for an EPC as this property is Grade II Listed.



