

staniford grays



Low Barn Carr Road, BEVERLEY, HU17 7JZ

£695,000





Low Barn Carr Road

BEVERLEY, HU17 7JZ

- NEW BUILD BARN CONVERSION
- DEDICATED DRIVEWAY AND CARPORT
- HIGH INTERNAL SPECIFICATION
- FOUR BEDROOMS
- OPEN PLAN RECEPTION AREAS
- OCCUPYING A 1 ACRE PLOT
- DISCREET AND PEACEFUL SETTING
- OVER 2100 SQUARE FEET
- TWO BATHROOMS
- IMPRESSIVE GALLERY LANDING

NEW BUILT BARN CONVERSION TO A HIGH INTERNAL SPECIFICATION . THIS VERSATILE BARN STYLE HOME SITS WITHIN A ONE ACRE PLOT AND EXTENDS OVER 2100 SQUARE FEET IN SIZE.

Low Barn embodies a genuine lifestyle opportunity to acquire a home set within mature and landscaped gardens with all the benefit of external, character barn styling in a more modern format of living space. Excellent levels of natural daylight are provided throughout the property with an emphasis placed on the unrivalled garden vistas.

The arrangement of flexible ground floor living space comprises; Entrance to gallery Reception Hallway used as an informal Dining Space open plan to the Kitchen Area. A reception Lounge leads to a Sitting Room area, Cloakroom W.C. ,Utility Room with access to a dedicated Study.

To the first floor level a gallery style landing provides access to a Master Bedroom with En Suite Bathroom and Steam Room, and a further 3 Bedrooms and a Jack and Jill style Family Bathroom to the Guest Suite.

To the exterior a dedicated and gated parking forecourt area exists with car port. Well-manicured and landscaped rear gardens and patio benefit from privacy provided to all perimeter boundaries of the 1 acre plot.

A genuine stand out property with viewing via the sole selling agent Staniford Grays.



£695,000



ACCOMMODATION COMPRISES

ENTRANCE

The property boasts entrance from the reception hallway and also from the rear of the property via an access door through to the kitchen.

RECEPTION HALLWAY

A welcoming entrance to this sympathetically built barn style property with open gallery staircase to the first floor level with hard wood oak balustrades and glazed inserts allowing for excellent levels of natural daylight. Fret style windows to the rear facing outlook, used by the current vendors as an informal reception space extending open plan to the kitchen area. With inset spotlight to ceiling and double oak French doors leading through to main reception lounge and access provided to...

13'11" x 13'8" (4.26 x 4.19)

CLOAKROOM/ WC

With white sanitary ware, low flush WC and pedestal wash hand basin with tiling to splashbacks.

RECEPTION LOUNGE

A multifunctional formal reception space with a dedicated seating area suitable for furniture suite. Oak beamed ceiling provided a wealth of traditional feature with French doors leading through to the west facing garden and external patio terrace and LPG style gas stove with granite hearth and surround and inset sleeper. Open plan through to further seating area with full vista of gardens via twin set of French doors to the rear and side elevation and inset spotlights to ceiling.

27'0" x 18'0" (8.25 x 5.51)

KITCHEN

Immaculately appointed throughout with access from a rear entrance hallway and being open plan to the reception hallway itself. Fitted with a range of traditionally styled wall and base units with modern door furniture all completed in a maple finish with complimentary Silestone granite work surfaces over, kitchen island and breakfast bar. Inset ceramic hob features to the island area with ceiling suspended extractor canopy, inset sink and drainer with feature mixer tap, double mid level oven, integrated dishwasher and fridge freezer also. Tiling to full floor coverings, inset to spotlights, outlook to the rear of the property via Fret style windows leading through to....

16'4" x 13'7" (5.0 x 4.16)

UTILITY ROOM

With access door through to the rear of the property, alarm console and incorporating a Belfast style sink with space for low level washing machine, tiling to floor coverings, a range of fitted shelving and base units. With access door leading to the courtyard and through to....

STUDY

Located towards the end of the property offering good levels of privacy, used by the current vendors as a study area. With outlook to the courtyard and access provided to through to boiler room housing oil fired central heating boiler and hot water cylinder also.

10'0" x 9'7" (3.07 x 2.94)

FIRST FLOOR LEVEL

GALLERY LANDING

A most impressive feature to this immaculately appointed property with good levels of natural daylight, oak balustrade and glazed inserts leading around the property, providing access to a guest area of accommodation and the main bedroom space.

20'8 x 13'9 (6.30m x 4.19m)

PRINCIPAL BEDROOM

Of double bedroom proportions with full outlook over west facing gardens and a genuinely unrivalled view. Additional natural daylight is provided via a Velux roof light with fitted wardrobes to one full wall length and access provided through to....

17'11" x 12'5" (5.48 x 3.81)



ENSUITE BATHROOM

Boasting excellent room proportions with twin wash hand basins inset to vanity unit, panel bath with separate shower attachment, low level WC and walk in self contained shower cubicle that doubles up as a steam room also. Decorative tiling to splashbacks and splash screening to shower room.

BEDROOM TWO/ GUEST BEDROOM

13'6" x 12'6" (4.14 x 3.83)

Located towards the end of the property via a dedicated walkway, boasting double bedroom proportions with fitted wardrobes to wall length and low level drawers. Velux roof light and access to Jack and Jill style bathroom.

BATHROOM

9'8" x 8'9" (2.97 x 2.69)

Neutrally appointed throughout with a four piece suite comprising of walk in shower cubicle, panel bath, pedestal wash hand basin and low flush WC all in an immaculate white finish. With access provided from bedroom two and hallway also.

BEDROOM THREE

10'4" x 9'9" (3.17 x 2.99)

Fitted with a range of wardrobes to wall length and drawer units with Velux roof light also and of double bedroom proportions.

BEDROOM FOUR

11'8" x 10'0" (3.58 x 3.05)

A well sized fourth bedroom with views over the gardens and Velux roof light above. Used by the current vendors as a dedicated dressing space.

EXTERNAL

Low Barn itself benefits from dedicated access with a five bar stable gate leading through to a generous parking forecourt with parking provision for multiple vehicles and in turn leading through to a timber constructed car port. Alternate access is provided via a block paved courtyard with brick low level wall to the immediate front boundary perimeter and a pedestrian access gate and five bar style gate also.

The dedicated courtyard allows for access to the property with access also leading through to the rear gardens via a covered walkway.

The main gardens and plot extend in the region of one acre in size with a sun terrace extending from the immediate building footprint to the rear and side elevation. A raised lawn section offers landscaped and mature gardens of an unrivalled size with established planting and shrubbery to the herbaceous perimeters and boundaries.

A feature pond area provides a central focal point to these immaculately styled gardens with a dedicated orchard to the rear of the plot. Offering further scope with mature planting, shrubbery and borders throughout. With external tap and light points.

AGENTS NOTE

In its entirety the plot setting and gardens remain a key selling feature to this lifestyle property, coming suitable for a range of purchaser profiles.

COUNCIL TAX:

We understand the current Council Tax Band to be F

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Stanford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanfords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

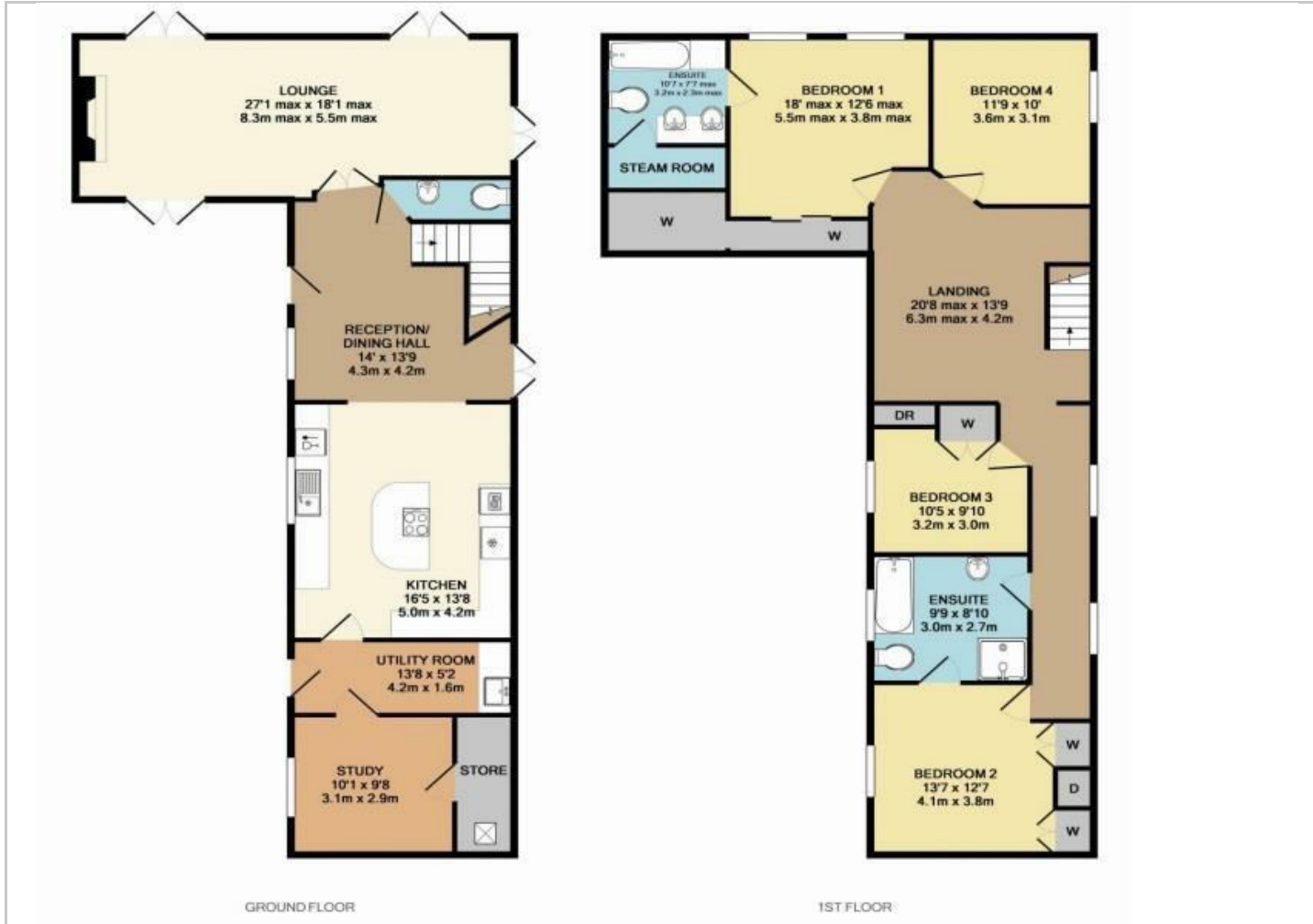
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

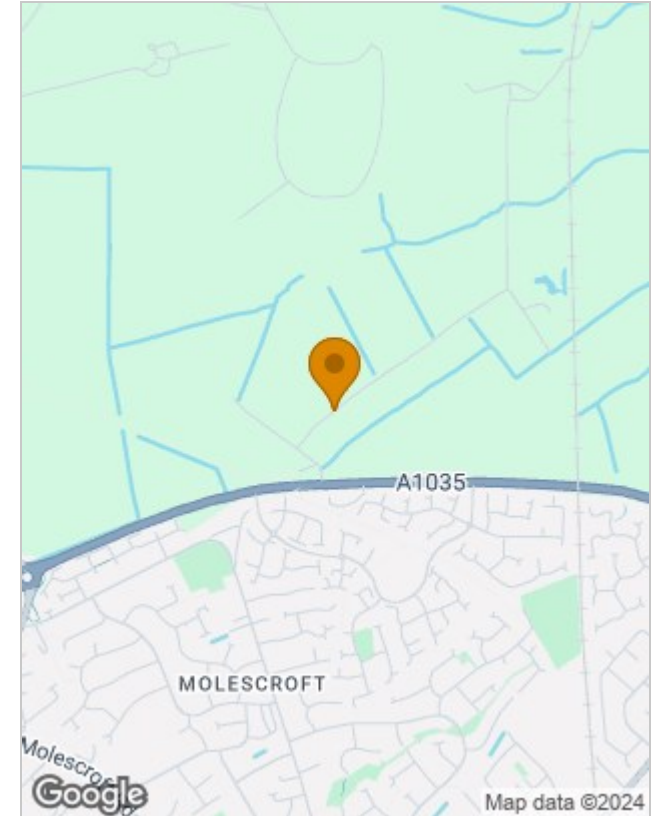
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



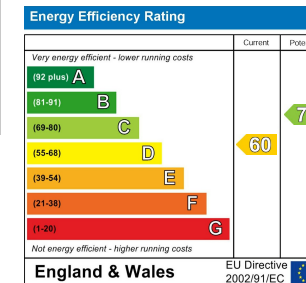
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.