

Offers In Excess Of
£725,000

33 Knights End Road, March, PE15 9QA



To arrange a viewing call us now on 01354 701000

Set in excess of 2 ACRES STS approx. this barn dates back to the 1600's and is located in a popular area and boasts FIELD VIEWS and bundles of space. Features include a lovely OPEN PLAN LIVING SPACE, picture windows and vaulted ceilings, space to extend or convert the 59'10" x 32'10" barn plus DOUBLE GARAGE and further outbuildings. There is so much on offer here that this property really must be viewed to fully appreciate the UNIQUENESS of this barn conversion. EPC C (under review after air source heat pump being fitted.)

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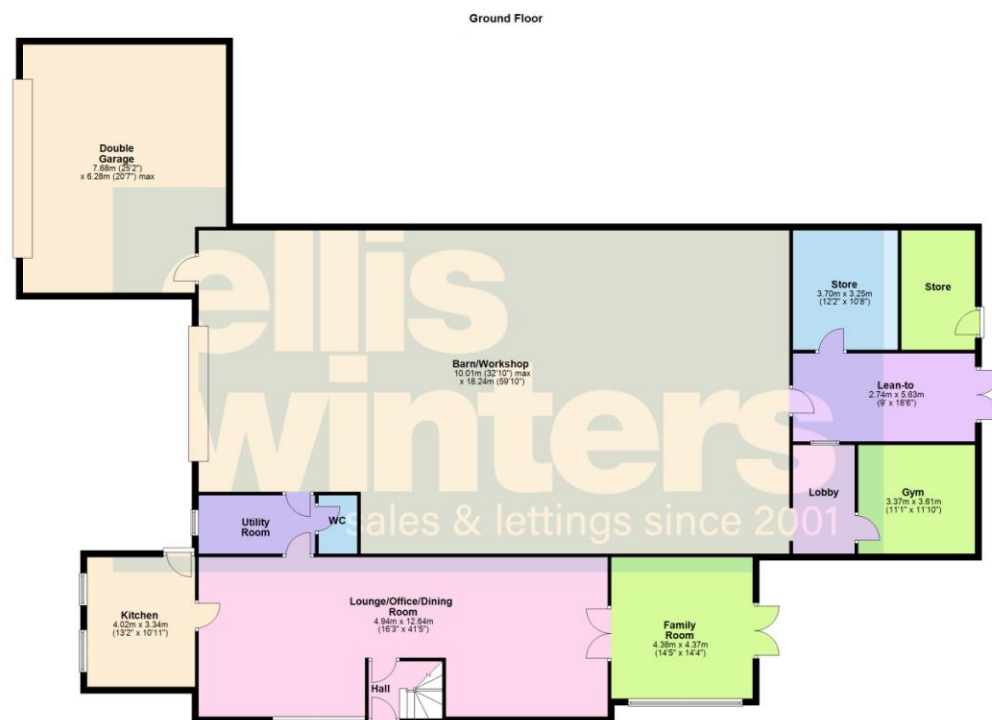
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Ground Floor

Hall

Stairs to first floor with cupboard under.

Lounge/Dining Room

12.64m (41'5") x 4.94m (16'3")
 Picture window to front, underfloor heating, double doors to:

Family Room

4.38m (14'5") x 4.37m (14'4")
 Picture window to front, double doors to garden, vaulted ceiling, underfloor heating.

Kitchen

4.02m (13'2") x 3.34m (10'11")
 Fitted with wall and base units with marble worktops, double sink unit, integral double oven with hob and hood, underfloor heating, two windows to side, door to rear,

Utility Room

Fitted with wall and base units with double sink unit, plumbing for washing machine, underfloor heating, window to side, door to barn/workshop.

WC

Fitted with WC and wash hand basin, underfloor heating.

First Floor & Landing

Cupboard, window to front.

Bedroom 1

4.81m (15'9") x 4.77m (15'8")
 Three skylights, three double doors wardrobes plus cupboard, underfloor heating.

En-suite

Fitted with a three piece suite comprising wash hand basin, WC and shower cubicle, skylight, underfloor heating.

Bedroom 2

4.38m (14'4") x 2.57m (8'5")
 Window to side, skylight.

Bedroom 3

4.38m (14'4") x 2.21m (7'3")
 Window to side, underfloor heating.

Family Bathroom

Fitted with a P shape Jacuzzi style bath with shower over, wash hand basin and WC, skylight, underfloor heating.

Outside

A private roadway leads from Knights End Road to the barn which has a turning area to one side leading to a number of connected outbuildings comprising Barn/Workshop 18.24m (59'10") x 10.01m (32'10") which is fitted with light and power and houses the gas fired boiler. A lobby leads to what is currently being used as a Gym 3.61m (11'10") x 3.37m (11'1") which is fitted with light and power. Double doors from the barn open to the high roofed conservatory lean-to 5.63m (18'6") x 2.74m (9') with double doors opening onto the garden. There is then further access to the store which has light fitted and the original livestock trough. The final outbuilding is the well insulated Double Garage 7.68m (25'2") x 6.28m (20'7") max which has electric roller shutter door and is fitted with light and power. The gardens are mainly left for cultivation and grass with static caravan at the rear and patio area accessed from the garden room. The whole plot extends in excess of approx. 2 acres (STS.)

It should be noted that the property benefits from gas boiler for hotwater and air source heat pump underfloor central heating. The property is on all mains services and the owners advise that the property is grade II listed and dates back to the 1600's. The owner advises that planning permission has been granted for a three roomed granny flat alongside the existing sun room including direct access from within the main living area. Foul water connection is present for the flat and the existing gas boiler was retained so can be gas central heated.

Freehold

Council tax band C

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.