



Steven Oates are delighted to present The Sheep Barn; a beautiful, modern build, three-bedroom barn conversion in an elevated position surrounded by stunning rolling countryside. This immaculate property features three bedrooms, three bathrooms, large open plan kitchen/living room/diner, study, private patio with extensive views of the well-maintained estate showcasing 100's of acres of land. The property is offered unfurnished and available beginning of February.



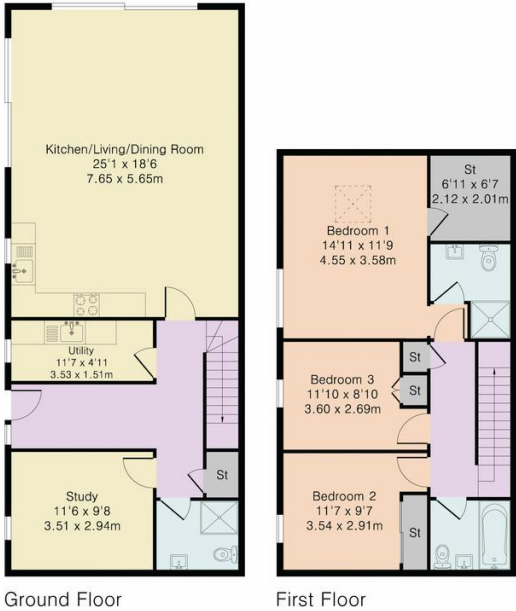




Approximate Gross Internal Area 1475 sq ft - 137 sq m

Ground Floor Area 848 sq ft – 79 sq m

First Floor Area 627 sq ft – 58 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.