



**Elliot Heath**  
ESTATE AGENTS

**Barn Owl, 3 Home Farm Court, Puckeridge**

Guide Price £500,000

# Barn Owl, 3 Home Farm Court

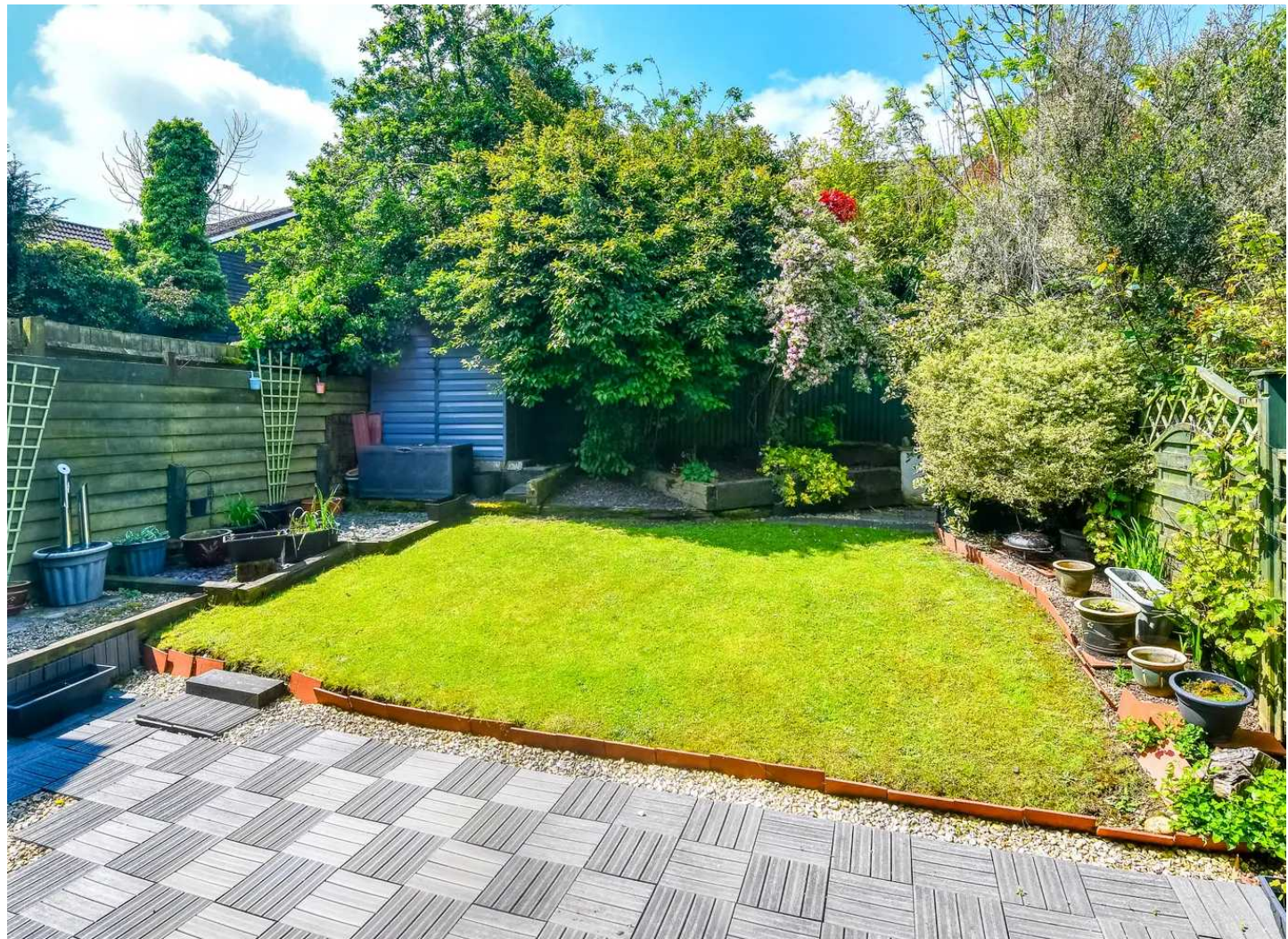
, Puckeridge

Rarely available barn conversion with versatile 3-floor layout near high street. 4 beds, 3 receptions, 3 baths, secluded garden, off-street parking for 2 cars, garage. Quiet location in private development. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

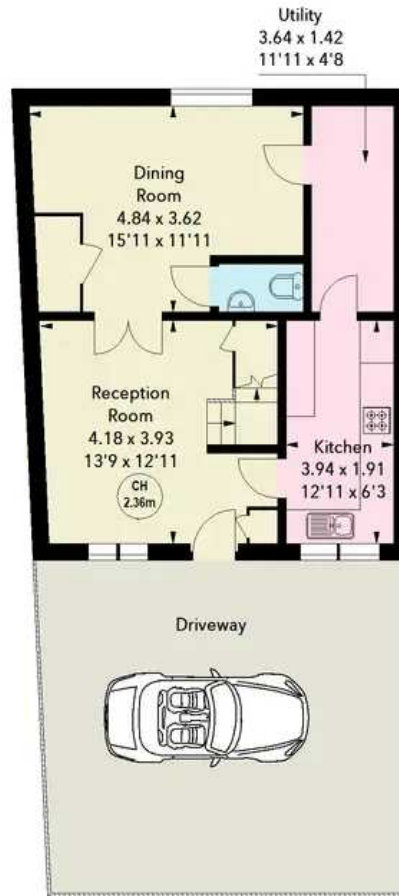
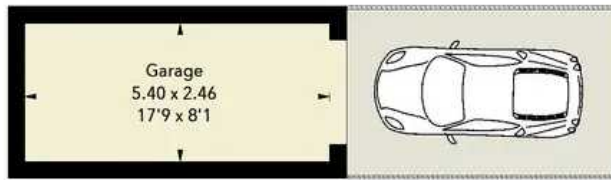
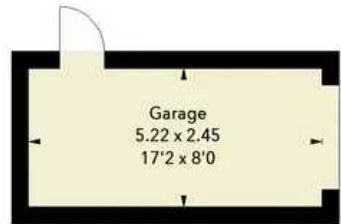
EPC Environmental Impact Rating: D



Barn Owl,  
Home Farm Court, SG11

Approximate Area = 172.70 sq m / 1859 sq ft  
(Including Garages)  
Garages = 26.01 sq m / 280 sq ft

Key:  
CH - Ceiling Height



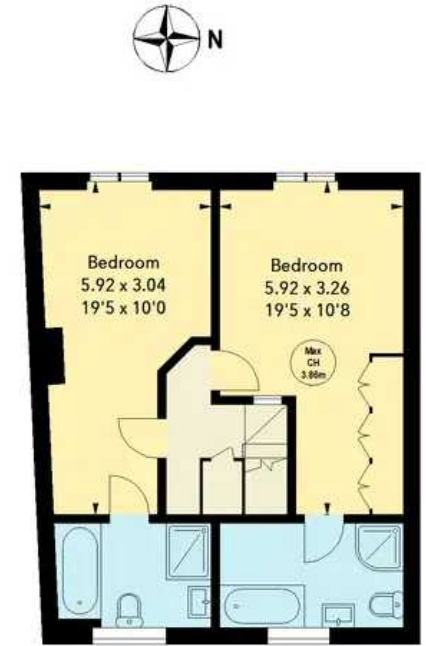
Lower Ground Floor

Approx. 48.77 sq m / 525 sq ft



Ground Floor

Approx. 48.96 sq m / 527 sq ft



First Floor

Approx. 48.96 sq m / 527 sq ft

Ground Floor

Approx. 26.01 sq m / 280 sq ft

Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.

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**Ground Floor Reception Room**

13' 9" x 12' 11" (4.19m x 3.94m)

With double glazed window to front aspect, bespoke wooden turning staircase to first floor landing, built in storage cupboards, radiator, Karndean flooring, double doors to:

**Dining Room**

15' 11" x 11' 11" (4.85m x 3.63m)

With built in storage unit, wood flooring, radiator, wall-mounted electric fire, door to:

**Downstairs WC**

Fitted with a suite comprising low level wc and wash hand basin, wood flooring, radiator and an extractor.

**Utility Room**

With space for freestanding appliances comprising a fridge/freezer, separate freezer and a washing machine, fitted with various shelves for storage, wall-mounted gas central heating boiler and freestanding hot water cylinder plus a water softener has recently been fitted. With door to:

**Kitchen**

12' 11" x 6' 3" (3.94m x 1.91m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven, integrated appliances, space and plumbing for dishwasher, breakfast bar, radiator, door to entrance hall.

**First Floor Landing**

With stairs to second floor landing, doors to:

**First Floor Reception Room**

With double glazed window and double doors to rear garden, radiator, exposed brick fireplace with wood burning stove.



**Bedroom Three**

13' 0" x 6' 6" (3.96m x 1.98m)

With double glazed window to front aspect, radiator.

**Bedroom Four**

13' 0" x 6' 4" (3.96m x 1.93m)

With double glazed window to front aspect, radiator.

**Shower Room**

With double glazed window with obscured glass to front aspect. Fitted with a suite comprising low level flush wc, wash hand basin, enclosed shower cubicle which is fully-tiled with a chrome wall-mounted shower, radiator.

**Second Floor Landing**

With built in storage cupboard, doors to:

**Bedroom Two**

19' 5" x 10' 0" (5.92m x 3.05m)

With double glazed window to rear aspect, radiator, handy mezzanine storage area, exposed timbers door to:

**En Suite**

With obscured double glazed window to front aspect. Fitted with a suite comprising panel enclosed bath, separate enclosed fully-tiled shower cubicle with wall-mounted chrome shower, wash hand basin, low level wc, chrome towel rail and radiator, tiled walls.

**Bedroom One**

19' 5" x 10' 8" (5.92m x 3.25m)

With double glazed window to rear aspect, fitted wardrobe cupboards, radiator, exposed timbers, handy mezzanine storage area, door to:

**En Suite Bathroom**

With obscured double glazed window to front aspect. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, wash hand basin, low level wc, wall-mounted chrome heated towel rail, partly-tiled walls.





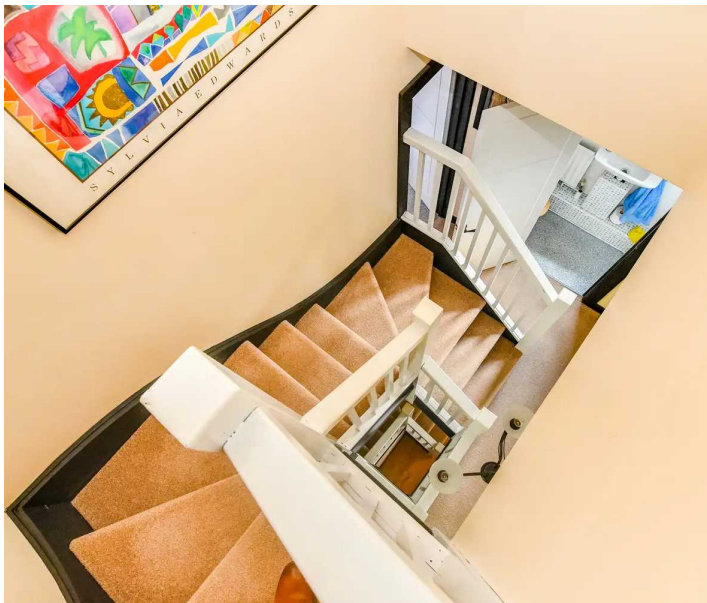
## REAR GARDEN

Externally, the enclosed west-facing rear garden commences with a patio area leading to an area laid to lawn with shed and an abundance of mature plants, shrubs and trees. There's also a back gate with access to the top of the drive.

## GARAGE

Double Garage

The freehold garage en-bloc is a good-size that could accommodate a car and ideal for storage with a mezzanine level. Additionally, the vendor has use of another garage with lights and power connected which is located adjacent to the property and this is on a long-term leasehold agreement, further details are available upon request. Additional two parking spaces at the front of the property.





## Elliot Heath Estate Agents

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