



9 THE STABLES

Bowling Bank, Near Holt

Rickitt
Partnership

Delightful four bed barn conversion

Delightful barn conversion ♦ Four bedrooms ♦ Three reception rooms ♦ End plot sitting in approx. 0.4 acre ♦ Off road parking ♦ Detached timber garden/office room & storage room ♦ Pleasant well kept garden ♦ EPC D

Description

A well presented four bedroom end barn conversion set in a semi rural location close to Holt Village. This elegant home has three reception rooms and sits on a plot of approximately 0.4 acre, with pleasant outlooks across the open countryside. There is ample off road parking, well kept gardens and a detached timber outbuilding with garden/office room and a separate storage room.

Entrance Hall

Open staircase to first floor. Radiator. Timber flooring.

Drawing Room

Exposed brick work fireplace and chimney with inset wood burner and tiled hearth. Triple glazed window to front and side. Timber flooring. Radiator.

Sitting Room

Triple glazed window to rear. Timber Flooring. Radiator.

Utility Room

Timber work surface with stainless steel sink with mixer tap. Space for washing machine and dryer. Base units with timber work surface above. Tiled splash backs. Wall mounted gas fired boiler.







Breakfast Kitchen

Base units with timber work surface above with large stainless steel sink with mixer tap. Range style Rangemaster Toledo cooker with five gas ring hob and electric warm plate with Rangemaster extractor fan above. Integrated Bosch dishwasher. Floor to near ceiling unit housing fridge and freezer. Floor to near ceiling pantry cupboard. Tiled splash backs. Triple glazed window to front. Tiled flooring. Free standing log burner. Two radiators. Open to:

Dining/Family Room

Two triple glazed windows and double glazed French doors to rear. Timber flooring. Radiator.

Boot Room

Part double glazed door to rear. Large free standing full length cupboards. Tiled floor. Radiator.

Shower Room

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Part tiled walls. Tiled floor. Wall mounted heated towel rail.

Bedroom Two/Guest Suite

Free standing log burner. Triple glazed window to side and one to rear. Double glazed French doors to front. Access to loft. Timber flooring. Two radiators.



First Floor Landing

Velux window to rear. Built in airing cupboard.

Bedroom One

A range of fitted wardrobes. Velux window to front and two to rear. Radiator.



Bedroom Three

Small triple glazed window to side. Velux window to front. Fitted base cupboard and wardrobe. Radiator.

Bedroom Four

Velux window to rear. Radiator.

Bathroom

Free standing claw foot bath with mixer tap and separate hand held shower head, walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Part tiled walls. Velux window to rear. Electric under floor heating.

Outside

The property is approached via a communal driveway leading to private gates. The private driveway and extra parking bay is brick paved and offers ample parking for several vehicles. The main well kept garden is mainly laid to lawn with well stocked borders to the side and rear. With paved pathway around the property and leading to three paved terrace areas, one to the front, one to the side and one to the rear of the house. There is a large detached timber outbuilding with a garden/office room and a separate storage room. The barn sits within approximately 0.4 acre.

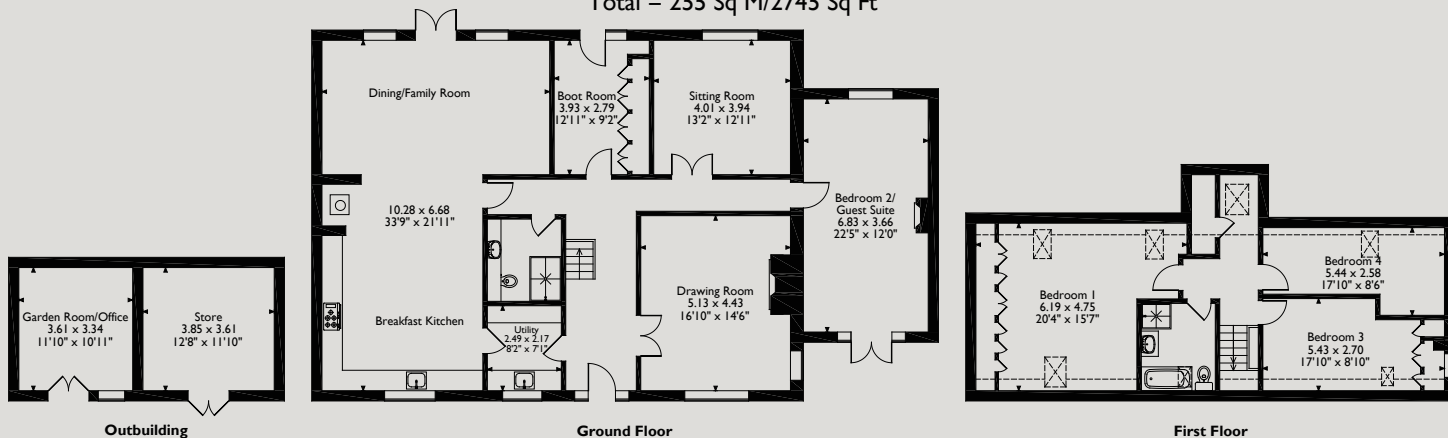


Property Information

The council tax is band G. We understand the property is freehold. With mains water and electricity. The development has its own private drainage system with an annual cost approximately £280. LPG fired central heating and hot water.

Floorplans

Approximate Gross Internal Area
Main House = 228 Sq M/2454 Sq Ft
Outbuilding = 27 Sq M/291 Sq Ft
Total = 255 Sq M/2745 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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