

Little Barn, Church Lane

£475,000 Freehold

GUIDE PRICE £475,000 - £500,000. This beautiful barn conversion is situated in a picturesque village celebrated for its community spirit, highlighted by events like Filby in Bloom. The spacious interior features three to four bedrooms, a bright open-plan living and dining area with vaulted ceilings and a stylish kitchen with contemporary finishes. Surrounded by expansive fields, the property includes a beautifully landscaped garden filled with vibrant shrubs and trees, perfect for outdoor relaxation and family activities. The village fosters a strong sense of community, with local crafts fayres and inviting cafes. This distinctive home offers a remarkable chance for families in search of a tranquil country lifestyle within a stunning environment.

Council Tax band: F

Tenure: Freehold

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Church Lane

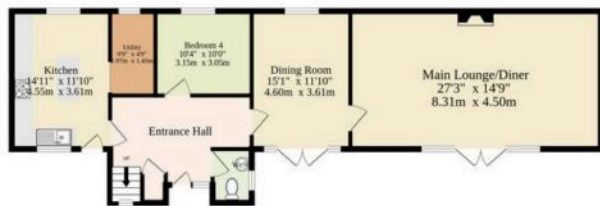
This impressive detached barn conversion, formerly a cattle shed, is located on a private road and seamlessly blends rustic charm with modern conveniences. Surrounded by expansive fields, this versatile home features three to four spacious bedrooms, making it perfect for families or anyone seeking additional living space. The exposed beams throughout highlight the property's traditional character and warm ambiance.

The open-plan sitting and dining room serves as the heart of the home, featuring a vaulted ceiling and original beams that create a bright and airy atmosphere, ideal for entertaining or enjoying family gatherings. The stylish kitchen boasts tiled flooring, oak hardwood countertops and an integrated dishwasher, offering aesthetic appeal. A stable door adds a charming touch and provides easy access to the outdoors, while a breakfast bar serves as a casual dining option. The adjoining utility room enhances practicality with additional storage and workspace.

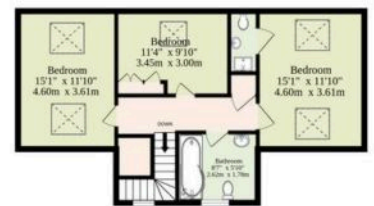
The ground floor includes a versatile room that can serve as a study or an additional bedroom, providing flexibility to adapt to changing needs. The upper floor bedrooms are flooded with natural light from Velux windows, creating a welcoming atmosphere.



Ground Floor
1477 sq.ft. (137.2 sq.m.) approx.



1st Floor
558 sq.ft. (51.8 sq.m.) approx.



Including Double Garage

TOTAL FLOOR AREA : 2035 sq.ft. (189.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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