



Browns Lane

Stanton on the Wolds | NG12 5BL | Offers In Excess Of £500,000

ROYSTON
& LUND

- Barn Conversion
- Double Garage
- En-Suite to Master Bedroom
- Exposed Beams & Vaulted Ceilings
- EPC Rating: E - Freehold
- Three Bedrooms
- Electric Gated Driveway
- Modern Kitchen/Diner
- No Onward Chain
- Council Tax Band: C





Royston & Lund are delighted to market The Old Dairy, a beautiful three bedroom barn conversion nestled along Browns Lane in Stanton on the Wolds, offered to the market with no onward chain.

Originally built in 1856, the barn has been converted retaining a wealth of original character and period features including vaulted ceilings and exposed brickwork and beams.

Internal accommodation comprises an entrance porch which opens to a beautiful lounge with a feature multi-fuel burner benefitting from vaulted ceilings with exposed beams which continue through to a wonderful dual aspect kitchen/diner incorporating a feature island. Off the kitchen/diner there is a beautiful rear garden offering wonderful open views overlooking fields and the village Church, which dates back to the 14th Century.

An internal hallway leads to three bedrooms and a family shower room. The master bedroom benefits from fitted wardrobes and a generous en-suite and utility cupboard with plumbing place for a washing machine and tumble dryer. The second bedroom having French Doors which open to the front garden and open stairs up to a boarded loft with velux window.

Accessed via electric gates which open to a gravelled driveway the property benefits from a double garage with two up and over doors. An enclosed, walled front garden is mainly laid to lawn and houses the LPG Gas Tank.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

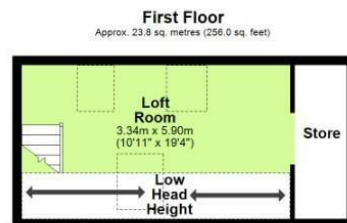
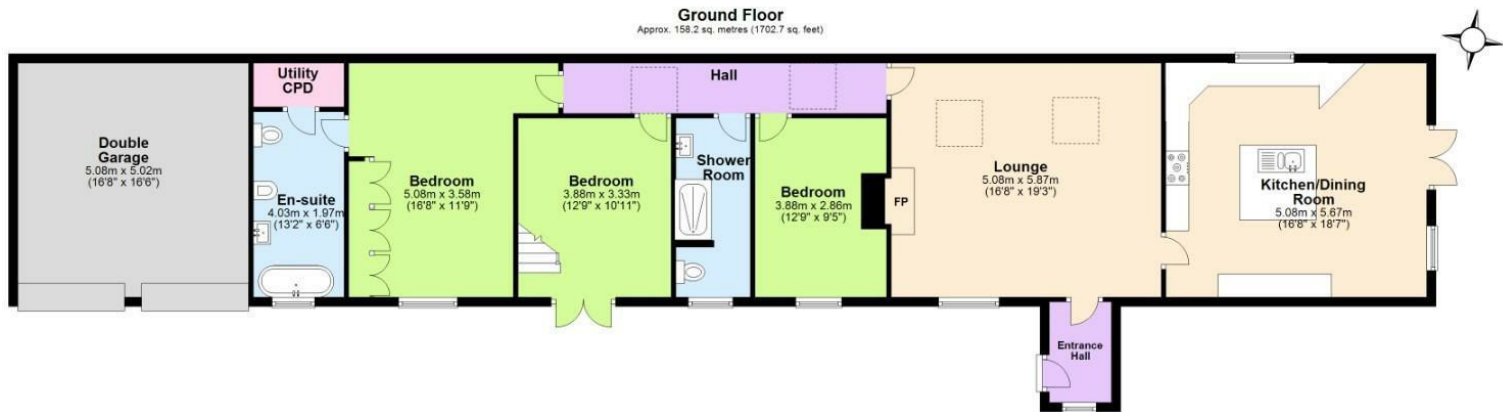


Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



Total area: approx. 182.0 sq. metres (1958.7 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**