



Black Horse Hill

Appleby Magna

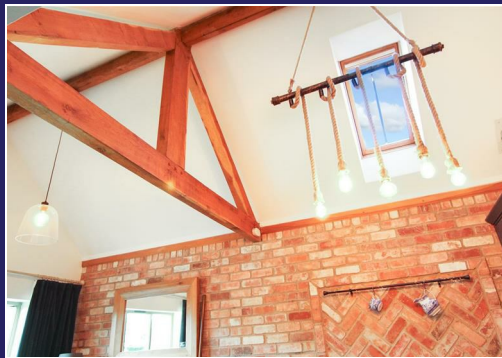
Offers In The Region Of £350,000



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Tenure
Freehold

Accommodation

Beautiful TWO bedroomed DETACHED Barn Conversion known as Bijou Barn.

External and Approach

The approach to this property is along a private gravelled driveway leading to parking for two cars. There is either a ramp or step into the property, your preference.

Lounge

13'5" x 13'0" (4.11 x 3.97)

A fabulous space looking out over the garden with Bifold doors bringing the outside in. There are also two small windows allowing light in from the driveway along with skylights allowing in plenty of natural light. With Stone tiled floor and underfloor heating this room is comfortable and welcoming with high ceilings and timber beams, TV aerial and internet point. The décor is tasteful with white painted walls

Kitchen/Diner

16'11" x 9'8" (5.18 x 2.97)

This room has triple glass panels at one end looking out over the garden. There is plenty of room for a small table and chairs. With modern but traditional style blue wooden units with wooden tops along with a matching island. There is an integrated Fridge and Freezer and a Hilite Range style cooker along with porcelain sink with bronze mixer tap.. This room like the rest of the property has underfloor heating but also boasts a multi burner which has been swept every 12 months for added comfort. Housed in the Kitchen is a Worcester Combi Boiler which was last serviced in November 2022.

Bathroom

10'10" x 10'9" (3.32 x 3.29)

An exquisite and luxurious bathroom where design has been clearly thought out. There is a beautiful built in vanity dresser with his and hers sinks, Victorian style chrome mixer taps

and stylish antique design tiles. On the opposite wall which has been panelled and painted in grey you find a Burlington Patent Cistern in chrome with white porcelain toilet bowl and seat. As you walk in you will instantly notice the brick wall with stunning free standing Copper and silver William Holland bath with its silver mixer taps. Tucked away to the side though is a built in shower cubicle with grey herringbone tiled walls and the same design on the floor. With two shower heads and a glass patrician this room exudes sophistication. Like the rest of the property this room has under floor heating but also has a heated towel rail.

Bedroom One

10'8" x 9'8" (3.26 x 2.95)

With the continued under floor heating and tiles this room has a window over looking the drive as well as a sky light. With Spotlights in the high ceiling and white washed walls this is an elegant room. To the far side you see antique style grey doors which slide open to a 2.21 x 1.43walk in wardrobe with Oatmeal carpet, sky light window and spot lights in the ceiling. This room also has plenty of hanging space as well as shelving

Bedroom Two

10'6" x 7'3" (3.22 x 2.23)

Found in the centre of the property this room follows the same pattern of flooring with white walls and spot lights as well as a sky light. There is also access into a small loft space.

Rear Garden

A generous lawned garden with side access to the drive and a good sized patio with path leading down to a private seating area.

Local authority and council tax band

NWLDC

Band B

Postcode for Sat navs

DE12 7AQ

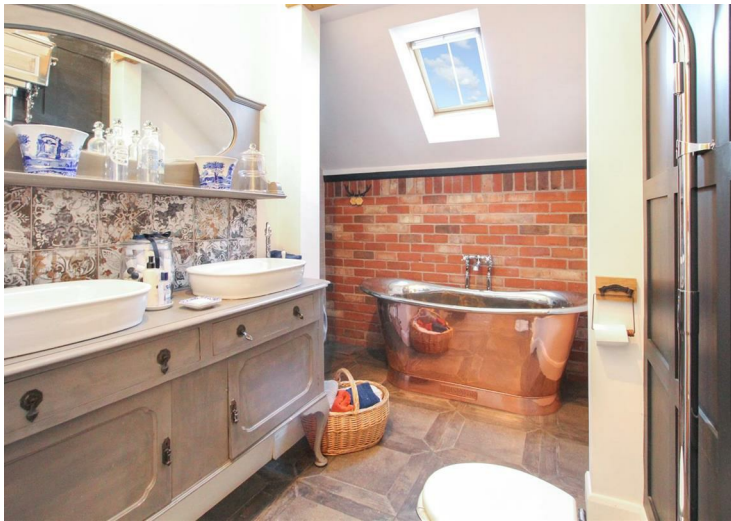
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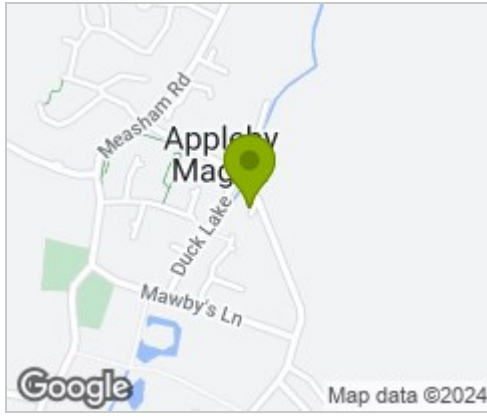
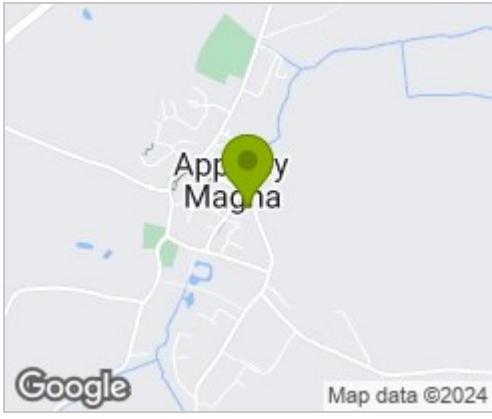
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Property to sell?

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GROUND FLOOR



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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Council Tax band: B. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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