



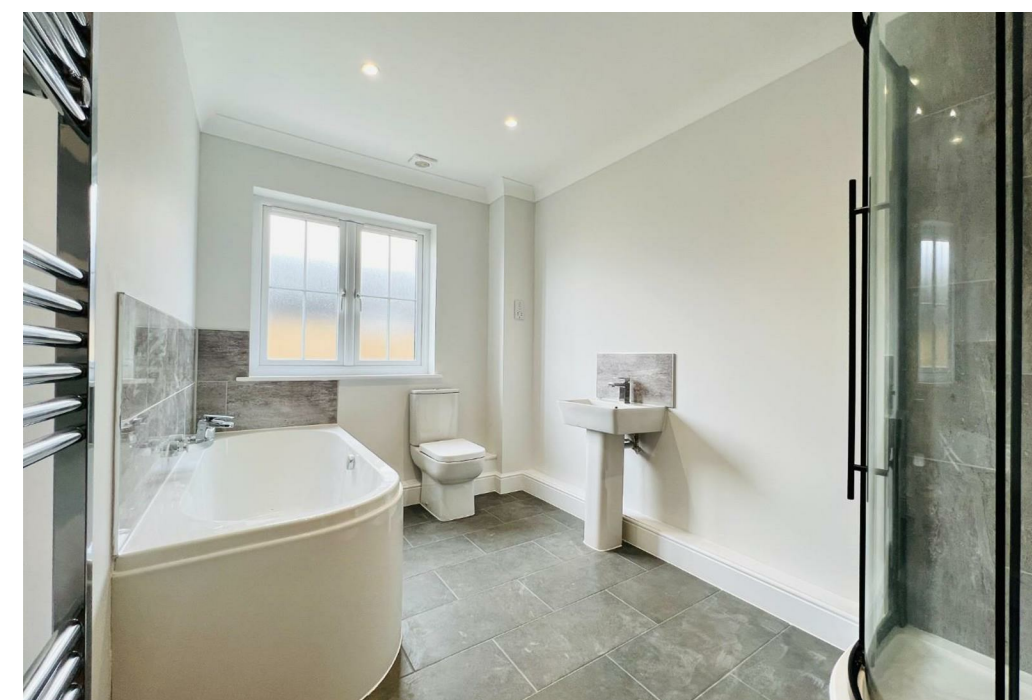
The Gain Barn,
St Mary In The Marsh,
TN29 0DG

£650,000

4 2 1 B

This exquisite single-story 4-bedroom barn conversion in St. Mary in The Marsh presents a harmonious fusion of rustic charm and contemporary elegance, offering a truly desirable living space in a picturesque rural setting.

Nestled amidst the serene countryside, this property provides a peaceful retreat from the hustle and bustle of modern life while still being conveniently located near local amenities and transport links.



Upon entering the residence, you are immediately struck by the spacious and airy interior, characterized by soaring ceilings, exposed wooden beams, and an abundance of natural light, creating an inviting ambiance throughout.

The heart of the home is the expansive open-plan living area, seamlessly blending living, dining, and kitchen spaces, perfect for both comfortable living and entertaining guests. The kitchen is a chef's delight, boasting modern appliances, sleek countertops, and ample storage, catering to the needs of culinary enthusiasts and families alike.

The property features four generously sized bedrooms, each offering a tranquil haven for relaxation and rest. The master suite is a luxurious retreat, complete with its own en-suite bathroom, providing a private oasis of comfort and convenience.

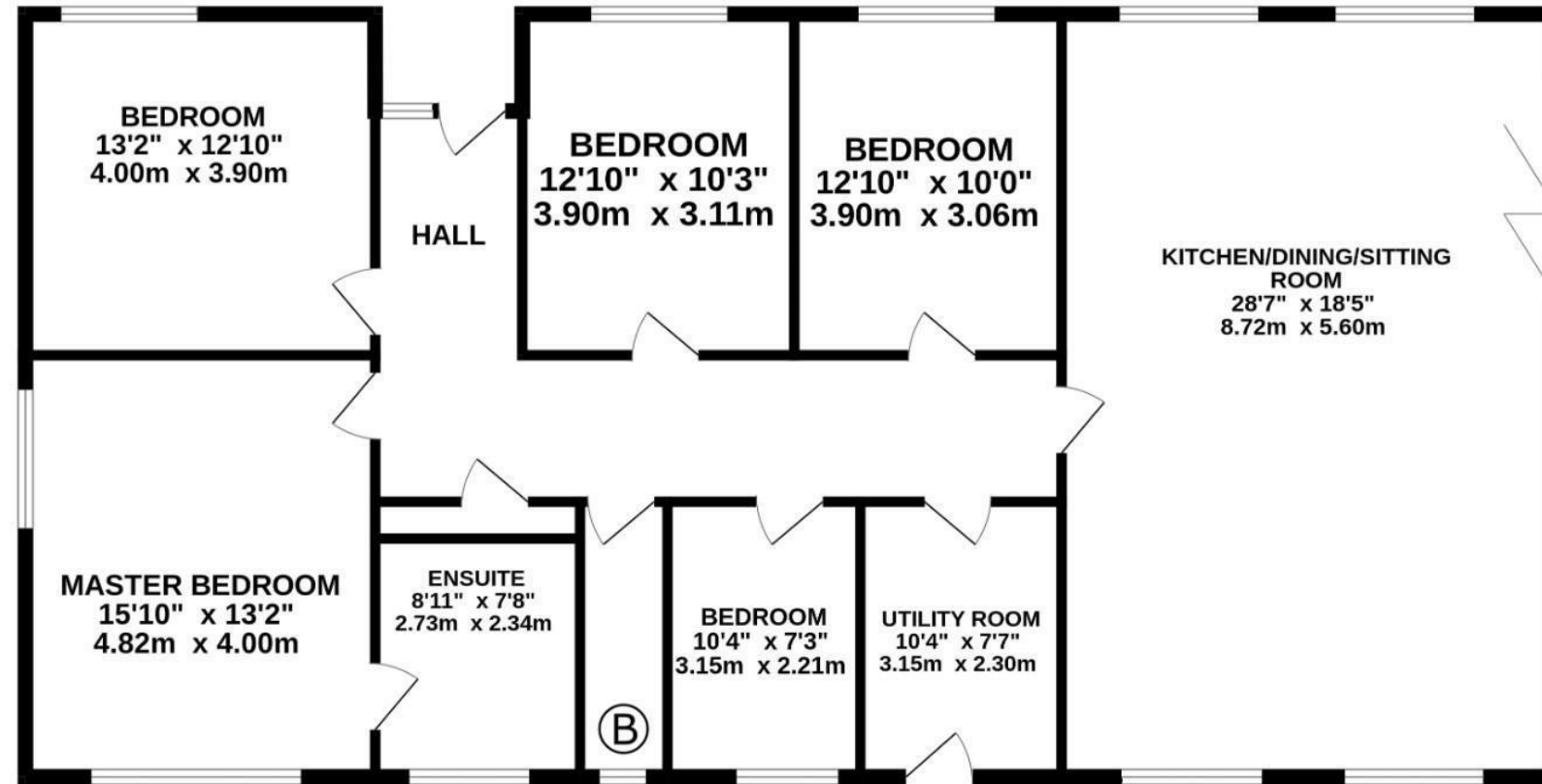
Outside, the property is surrounded by beautifully landscaped gardens, offering ample space for outdoor recreation, gardening, or simply enjoying the tranquility of the countryside. There is also potential for further development or customization, subject to necessary approvals.

Additional amenities include private parking, ensuring convenience for residents and guests alike.

Combining the charm of a traditional barn conversion with the comforts of modern living, this 4-bedroom single-story property in St. Mary in The Marsh presents a rare opportunity to own a timeless residence in an idyllic location. Whether you seek a permanent family home or a tranquil retreat, this property promises a lifestyle of luxury and serenity.

Tenure: Freehold
Council Tax Band: New Build

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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- 1,804 SQ FT - 4 BED BARN CONVERSION
- STUNNING COUNTRYSIDE LOCATION
- LARGE DRIVEWAY & CAR PORT PARKING
- UTILITY ROOM
- AIR SOURCE HEAT PUMP

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	81	
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		92
(92 plus) A		
(81-91) B	81	
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.