



**FOR SALE**

**AVENUE BARN**  
ALLSCOTT | TF6 5EB

Offers In The Region Of £700,000 - Freehold



**PRESTIGE**  
BY MANNLEYS



# PRESTIGE

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**T**his exquisite four bedroom detached residence was completed in 2021 and boasts a captivating and unique design, situated on an impressive landscaped plot in a highly coveted village location with convenient local amenities and excellent road connections.

Avenue Barn showcases remarkable design elements that offer flexible family accommodation and the property boasts an impressive EPC rating, A.

Upon entering the home, you are greeted by a remarkable reception hall featuring double-height ceilings and an impressive staircase with open galleried landings.





## FEATURES

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- Stunning & Individually Designed Four Bedroom Detached Home
- Sought After Village Location with Good Local Amenities & Great Road Links
- Outstanding Feature Hallway with Double Height Ceilings & Feature Staircase
- Open Plan Kitchen/Dining/Family Room with separate Utility Room & Ground Floor wc
- Sitting Room with Log Burner & Bifold Doors & Separate Garden Room
- Main Bedroom with Fitted Wardrobes & En-Suite Shower & Juliet Balcony
- Three Further Bedrooms & Family Bathroom
- Air Source Underfloor Heating & 13kw Solar Panels
- Viewing a MUST



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The ground floor also includes a stunning open-plan kitchen/dining/family room with partial vaulted ceilings and bifold doors leading to a separate garden room, which, in turn, opens up to the beautiful gardens. Additional features on this level include a generously sized sitting room with a log burner and bifold doors, a utility room, and a ground floor WC.

Ascending to the first floor, you'll find the main bedroom with extensive fitted bedroom furniture, Juliet balcony and ensuite shower, along with three more bedrooms and a family bathroom.

The property is equipped with air source heating complemented by underfloor heating, a 13kw solar panel system, extensive driveway parking, a spacious garage, and impeccably planned landscaped gardens. Moreover, the current owners have a rental agreement for two acres of paddock land to the front of the property.

















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## Ground Floor

Approx. 118.1 sq. metres (1271.7 sq. feet)



## First Floor

Approx. 84.7 sq. metres (911.6 sq. feet)



Total area: approx. 202.8 sq. metres (2183.3 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the development/apartments/houses. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A	95 A	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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