

Property Particulars

Walton Lodge Barn, The Square, Walton-Le-Dale.



- **Quality Detached Barn Conversion**
- **Quiet & Private Setting**
- **Accommodation Over Two Floors**
- **Five Bedrooms - Three En suite**
- **Exceptional Cobbled Set Hamlet**
- **Great Size Plot**
- **Lots Of Breathtaking Features**
- **Stunning Kitchen, Dining & Family Room**

£850,000

A most unique and exceptional character property set within a quaint secluded cobbled set hamlet in Walton le Dale. Having been completely rebuilt and renovated by the current owner, to a very high standard and offers great accommodation over two levels. A gorgeous old redbrick building with double glazing and some amazing picture windows, patio doors, and an amazing selection of original features, including vaulted ceilings and original exposed roof trusses, beams and purlins and Sonis sound system. All the accommodation has been cleverly designed to provide an ideal layout, space and natural sun light. The first impression of this executive home is via an east facing courtyard with a double room height picture window to the breathtaking reception hall. There are then two very large reception rooms one of which could be split in two if required. The kitchen is superbly designed to provide the best of ergonomic layout with a selection of quality integral appliances, quartz island and bespoke breakfast dining nook. There is then the remaining family room with lots of additional room for sitting and dining, with purpose built media area. All the rooms throughout the property made extra cozy by underfloor heating. A useful utility room and downstairs cloak WC. There are five bedrooms, three en suite and a main family bathroom. The grounds are sunny and private and to the rear is a raised decked level with steps down to the main garden which provides a complete oasis with lots of mature specimen trees, lawn garden and rear timber shed. The outside space offers additional outbuildings, home office, terraced patio and BBQ areas with outdoor electric and water strategically placed with a hot tub in mind. Close to main road and has easy motorway connectivity as well as local schools, local supermarket and out of town shopping. Viewing is essential to fully appreciate this most amazing home.

Entrance Hall -

An exceptional entrance reception hall creating a fabulous first impression, a gorgeous travertine tile flooring with cozy under floor heating, stylish staircase to first floor, spot lights, tall Arched double glazed window and door to the front elevation giving access from the enclosed east facing courtyard which floods the area with bright morning sunshine, door off.



Main Lounge - 22' 8" x 19' 8" (6.9m x 6m)

An amazing size with bi-folding double glazed panel accessing and overlooking the rear decked patio and private gardens beyond, being south facing providing lots of sunshine throughout the day, beams to the ceiling.



Games/Media Room - 21' 5" x 14' 10" (6.52m x 4.53m)

A substantial room which could if required be split into two rooms, currently there is a media wall, double glazed windows to the side, opaque double glazed front window and laminate flooring.



Family Room, Kitchen, Dining and sitting - 30' 5" x 16' 5" (9.27m x 5m)

A brilliant feature to this wonderful home, the real heart of the house. A contemporary range of wall, drawer and base units with quartz working surfaces and a central island unit, having a bespoke adjoining dining table which creates a perfect breakfast nook. Induction hob, two electric ovens, dishwasher, fridge freezer, sink unit and media wall to kitchen area, opens to dining and family lounge.



Family Lounge -

With a stylish double glazed designer corner window, being carefully considered and designed to allow lots of natural light, travertine tiled flooring, under floor heating, as is the whole property, patio doors opening onto another south facing sun terrace.



Utility room - 11' 1" x 5' 3" (3.38m x 1.61m)

With double glazed door accessing the side area with space for white goods and door to downstairs cloaks W.C.



Downstairs Cloaks W.C. -

With a two piece suite comprising wash hand basin and low suite W.C.

First Floor Landing -

A great space with exposed roof trusses and purlins, drop latch doors off.



Bedroom One - 15' 7" x 13' 0" (4.75m x 3.95m)

Overlooking the lovely rear gardens via double doors to a Juliet Balcony, exposed roof trusses and purlins to a vaulted ceiling, door to ensuite.



En-suite -

With a shower compartment and mains "jetted" shower, wash hand basin, low suite W.C. tiled elevations.

Bedroom Two - 11' 1" x 9' 4" (3.37m x 2.84m)

With double glazed window, Velux window to roof, exposed roof trusses and purlins to a vaulted ceiling.



Bedroom Three - 14' 11" x 9' 7" (4.54m x 2.92m)

Which shares the Jack and Jill en-suite along side bedroom four, double glazed window and Velux windows to the roof, exposed roof trusses, purlins and beams to a vaulted ceiling.



Jack and Jill En-suite -

With a three piece Roca suite comprising wash hand basin, glazed shower compartment with electric shower and low suite W.C.

Bedroom Four - 14' 11" x 8' 5" (4.54m x 2.57m)

With a double glazed window, Velux window to the roof, exposed purlins, beams and trusses, access to Jack and Jill ensuite.



Bedroom Five - 7' 5" x 7' 1" (2.25m x 2.15m)

With Velux roof window, exposed trusses, purlins and beams.

Family Bathroom - 11' 3" x 8' 1" (3.44m x 2.46m)

With a four piece suite comprising contemporary style free standing slipper bath with a tripod style free standing tap, glazed shower compartment with mains shower with two shower heads, one fixed and a second adjustable, vanity unit, wash hand basin and low suite W.C. Velux window, roof trusses, purlins and beams and linen store.



Outside -

Being approached via a cobbled set Hamlet to electric gates accessing an east facing enclosed courtyard with access to the front of the property, parking, garage and office room.



Home Office -

A two desk office room with power and light.

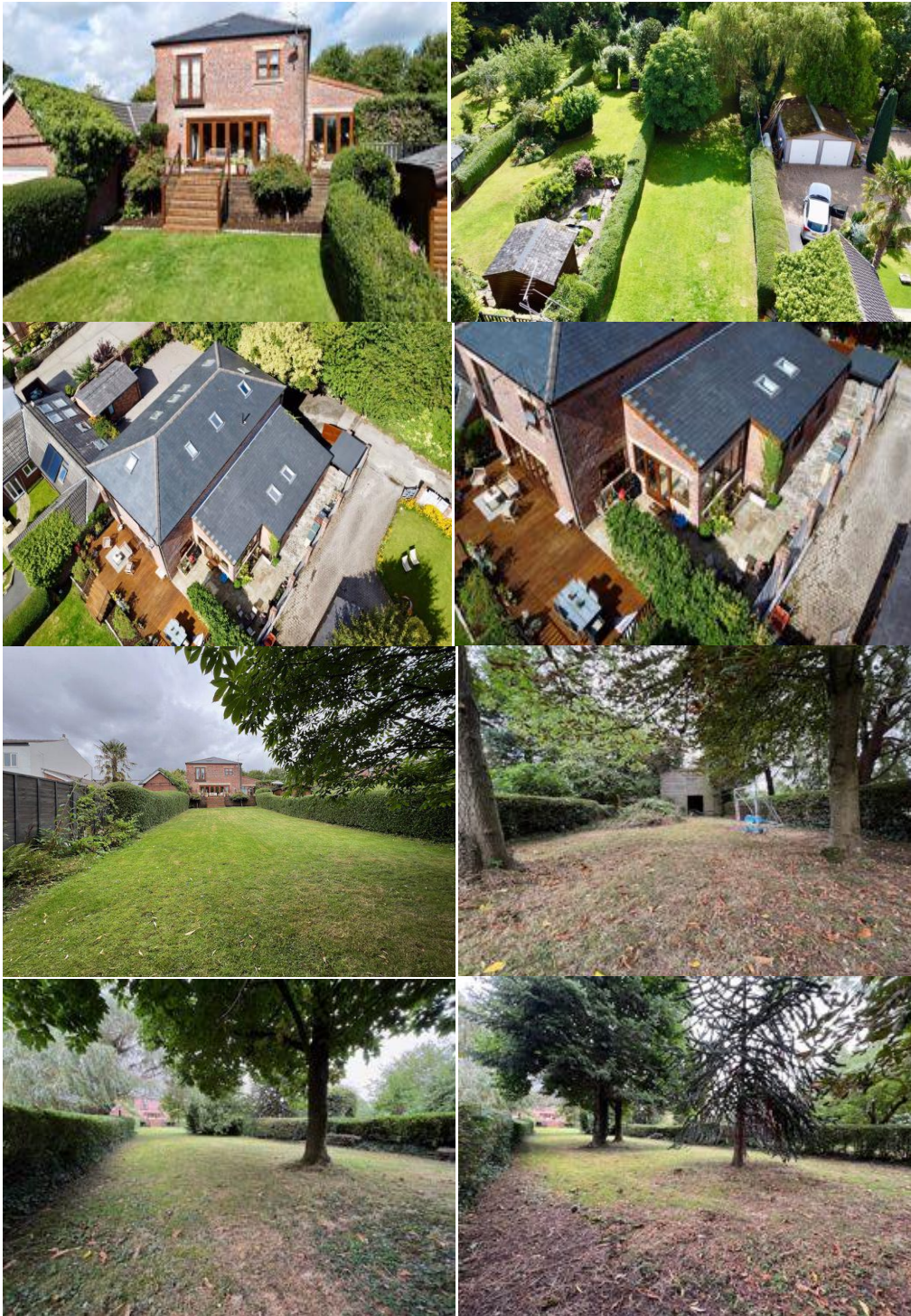
Side Gate Access -

Providing access to the "potting shed" and a side courtyard where our client has an enviable vegetable plot, from here there is access to the one of the few decked terraces. There is useful electric and water supply, perfect area for a hot tub.



Rear Garden Grounds -

The rear gardens are stunning being south facing and having a private aspect, mainly laid to lawn and having mature plants, trees and shrubs, to the furthest point there is a timber shed, perfect for garden furniture or tools.



Disclaimer – The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner. **Opening Hours Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**