



smarthomes
PORTFOLIO COLLECTION



Green Gate Barns
Salter Street, Earlswood

Additional Land available to purchase over 2 acres (price on application)

**“A unique contemporary 5 bedroomed
barn conversion situated in the sought after
village of Earlswood with stunning views of
Earlswood Countryside.”**



The Barn represents a carefully considered design and has been executed to the highest standard with meticulous attention to detail and an unrivalled passion for quality.

The Barn comes with carefully considered design and the highest standard of quality. It seeks contemporary design to create a modern feel both internally and externally. The materials and finishes have been carefully chosen to compliment this stunning barn conversion and deliver a beautiful spacious home.

With a focus on sustainability, The Barn has been cleverly designed and built integrating modern features and technologies.

Double sided log burning fireplace, high level of Insulation, underfloor heating on both floors, an air source heat pump, a sewage treatment plant (remove) and solar panels with battery storage combine to deliver a low carbon footprint as well as significantly reduced running costs. Predicted A rated EPC.

Situated off a private drive off Salter Street in the much sought after village of Earlswood. The barn benefits from uninterrupted views of the surrounding countryside, whilst benefitting from easy access to major transport networks.





CGI for illustration purposes only

It's all about the details...

... attention to detail is paramount in every aspect of this impeccable contemporary barn conversion. Meticulous thought has gone into every facet of this remarkable home. Built and designed to the highest standards reflect a commitment to quality that sets this property apart.

Accessed via automatic gates the substantial private driveway enjoys ample parking, landscaped garden and a car port. Surrounded by farmland, the large garden enjoys a generous patio area for entertaining as well as uninterrupted views of Earlswood rolling countryside.

The contemporary feel of the front of the barn is brimming with style with solid front door and large windows to create light and air into the home.

The rear adopts even more of a contemporary touch featuring large openings to enjoy the stunning views.

Inside The Barn encompasses 2,850 Sq ft of light and airy living space bringing the beautiful countryside into the home.

A contemporary design over 2 floors comprises five bedrooms, 3 bathrooms, Open plan kitchen/diner, veranda, family room, Full corner opening sliding doors onto private garden, double sided built in log burner, bespoke floating style stairs with vaulted hallway and automatic roof windows, Balcony, master suite and walk in wardrobe off the master bedroom, Crital Glass doorway from vaulted hallway leading through to the kitchen/diner, Underfloor heating to solid floors upstairs and downstairs with separate zone controls.

A beautiful custom designed contemporary kitchen with contrasting colour to the breakfast island and high-end integrated appliances. Separate integrated fridge and freezer, dishwasher, induction hob and smart appliances, Quooker instant boil tap. Large opening doors off the kitchen/diner leading out to patio and enjoying stunning countryside views.

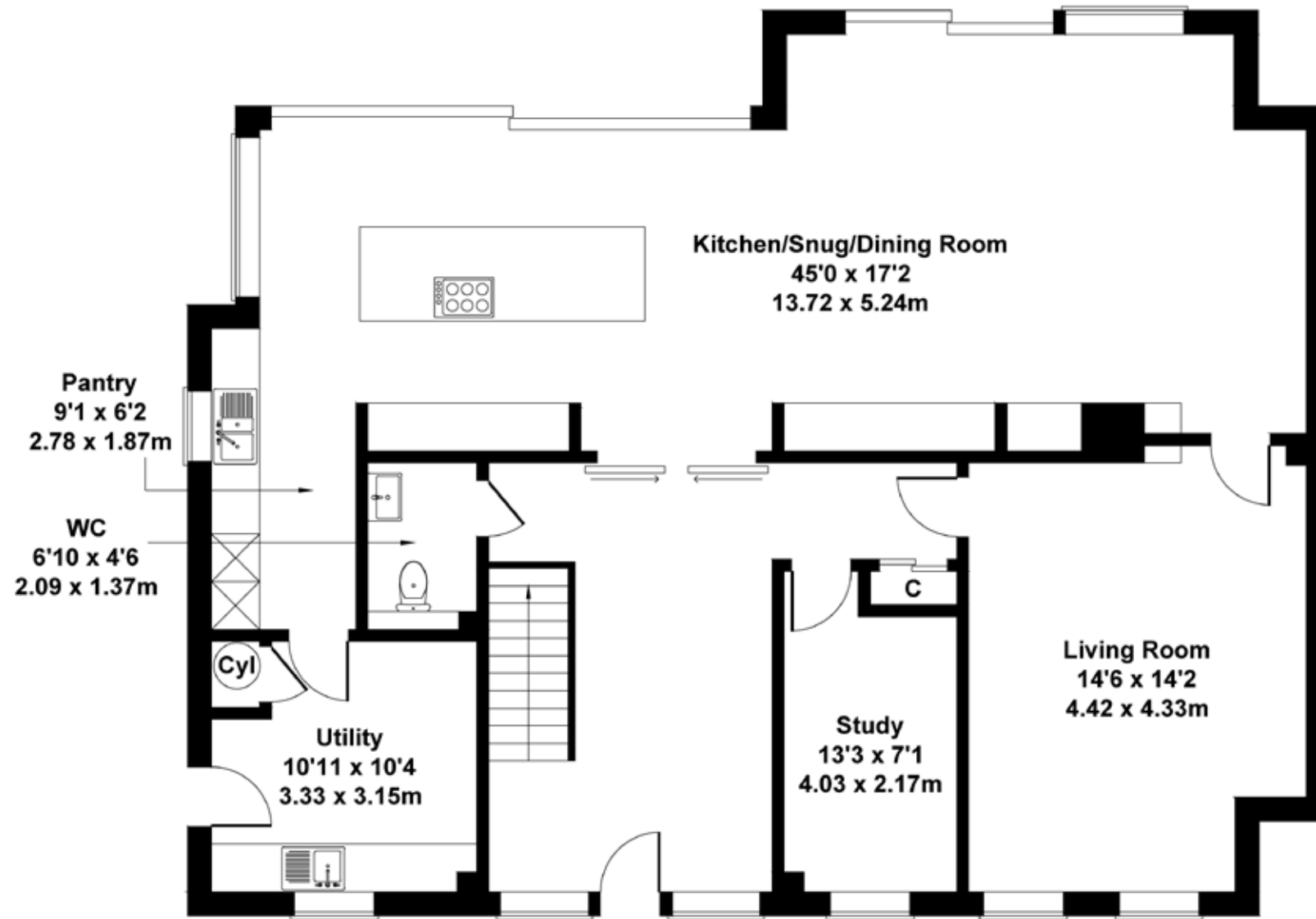
A separate utility/plant room accommodates the washing machine and tumble dryer as well as storage.

The central plant room houses the hot water storage tank. A separate electric cupboard houses the fuseboard, battery storage for the solar panels as well as the BT Hub.

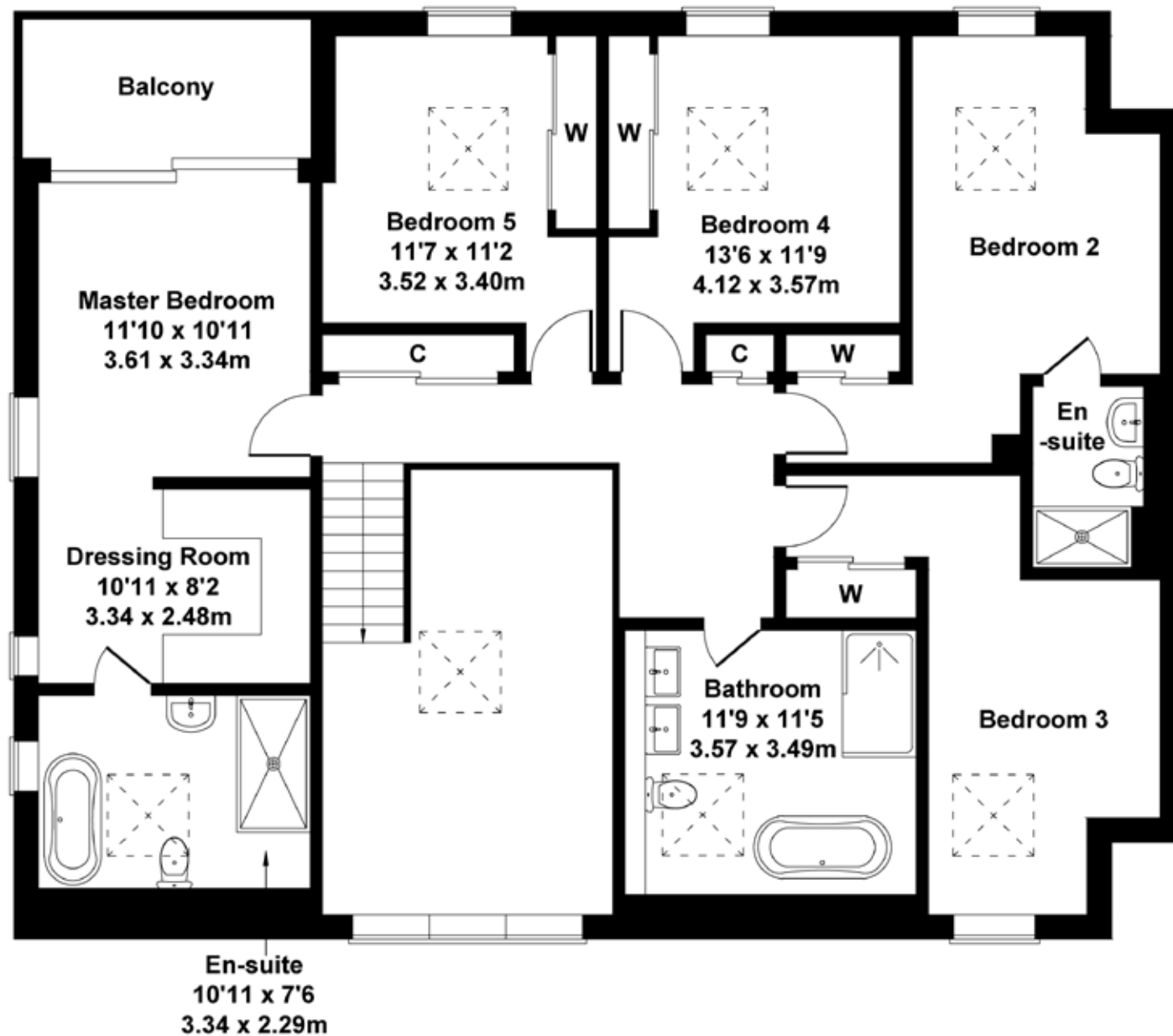
A beautiful lounge/family room – open plan to bring that contemporary feel into the room.

All five bedrooms are generously sized with the master bedroom enjoying a balcony (taking advantage of the stunning views), walk in wardrobe and master en-suite. A further en-suite with the second bedroom and a beautiful family bathroom features a free-standing bath and sperate spacious shower and designer furniture. The family bathroom and en-suite shower rooms are adorned with high range fittings and sanitaryware.





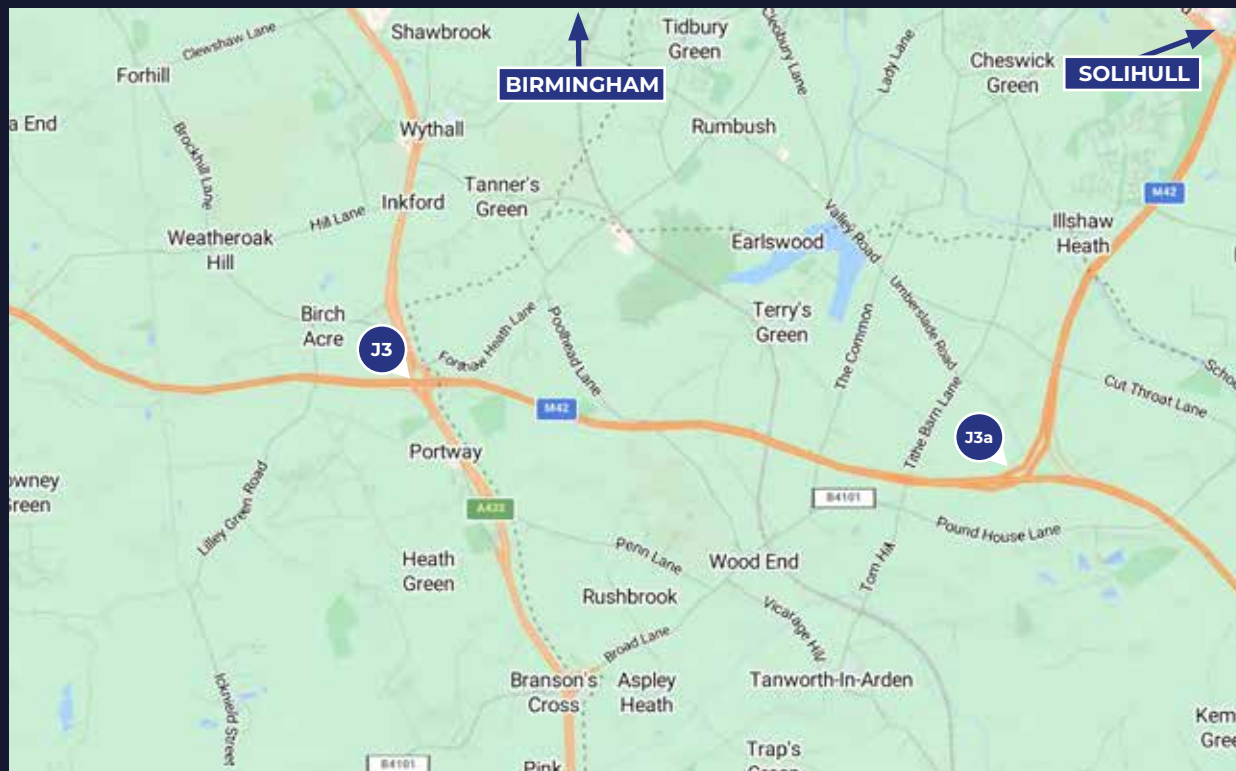
GROUND FLOOR



FIRST FLOOR



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