



# Pilgrims Lane, Caterham

£875,000





“

A rare gem situated at the heart of the North downs countryside with some of the best views you'll ever find

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Located in an idyllic setting with far reaching views over neighbouring countryside with direct access to Pilgrims Way which is perfect for walking, horse-riding and cycling. This beautifully presented detached barn conversion offers a rare opportunity to acquire a property which has been modernised throughout by the existing owners, yet still keeping hold of many original features.

Set over two floors, the accommodation is flexible for a number of needs, with the ground floor boasting a fantastic open plan kitchen / dining space, which leads directly into the modern conservatory with stunning views throughout. There is also a downstairs shower room, ideal for the muddy walks over the many routes close by, along with the spacious entrance hallway.



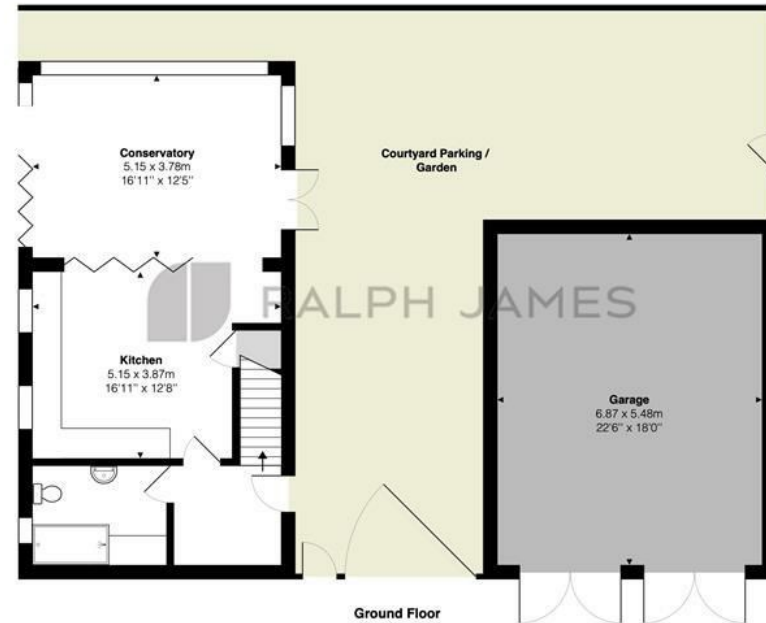
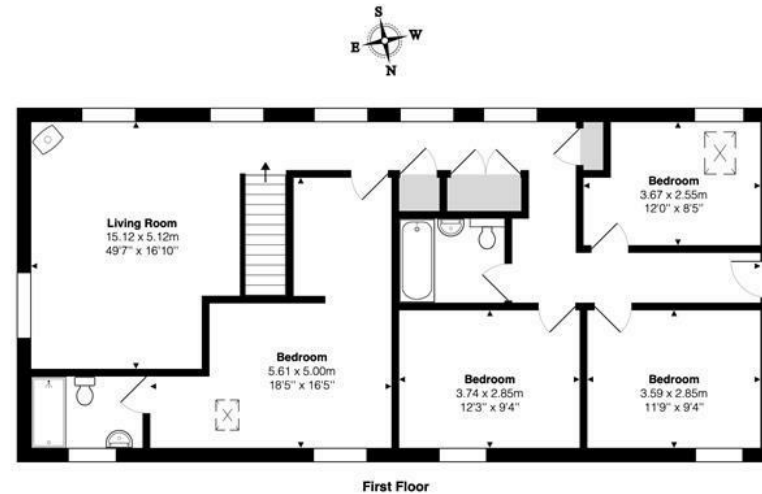
On the first floor there are four generously sized bedrooms, including the primary bedroom with an en-suite, as well as a separate family bathroom. Finally there is a beautiful lounge area, keeping the stunning original beams, along with a wonderful picture windows where you could sit for hours enjoying the spectacular views.

Outside the property is accessed via a five bar gate leading to a secure car port along with the double garage. The private garden is a sun trap being south facing, and is completely secluded creating great privacy. The is also an ideal opportunity for equestrian needs.



# Need to know

- Beautifully presented detached barn conversion
- Four well proportioned bedrooms
- Open plan kitchen / conservatory space
- Gated parking
- Modern en-suite and family bathroom
- Quiet setting amongst farmland
- Short drive away from Caterham and Merstham train stations
- Breathtaking views over Surrey countryside and beyond
- Private rear and side garden
- Newly added Air source heat pump making the home 70% more economical.



The Granary, Pilgrims Lane, Caterham  
Total Area: 192.2 m<sup>2</sup> ... 2069 ft<sup>2</sup> (excluding courtyard parking / garden)

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## Interested?

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