



£669,000 Freehold

PLOT 8 HIGHFIELD FARM | | PALTERTON | S44 6WB

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AN EXCEPTIONAL FAMILY HOME!...Occupying a prime position within the exclusive Highfield Farm development. Designed with both comfort and practicality in mind, this incredible barn style newly built five bedroomed detached family home boasts generously sized rooms, including multiple reception areas, and a thoughtfully laid-out interior ideal for busy family life or those simply seeking more space. Every detail has been considered, from the quality of the finish to the natural flow of the home, creating an environment that's both stylish and welcoming.

The ground floor welcomes you with a bright entrance hallway, leading to a versatile formal dining room that can double as a second lounge, home office, or playroom. The spacious living room is flooded with natural light from front and rear aspects, with bi-fold doors opening directly to the garden. The heart of the home is the stunning kitchen, complete with granite work surfaces, a Belfast sink, integrated appliances including a full-length fridge, freezer, microwave, and a show-stopping AGA range cooker. Tiled flooring flows through to the utility room and downstairs WC, adding cohesion and style.

Upstairs, the first floor hosts three well-proportioned bedrooms, two with their own modern en-suites. The principal bedroom is particularly impressive with great storage potential. A stylish family bathroom, finished with a bath, vanity unit, and feature mirrors, serves mainly the third bedroom but the floor as well.

The second floor offers two additional spacious double bedrooms, each with Velux windows, plus a fully tiled bathroom with a fitted bath and floating basin—making it ideal for guests or older children.

Outside, the property boasts fantastic kerb appeal with a wraparound garden offering lawn and patio areas, all enclosed by walls and fencing. To the side of the property is a double garage with power, lighting, and pitched roof for extra storage, plus two driveway parking spaces.





**Entrance Hall**  
Allowing access to;

#### Lounge 11'4" x 18'11"

A generously sized living room bathed in natural light, thanks to a large front-facing window and stylish bi-fold doors to the rear. These open seamlessly onto the garden, creating a perfect indoor-outdoor flow. The space exudes warmth and comfort with plush carpeted flooring, while a sleek column radiator adds a touch of contemporary elegance.

#### Kitchen 11'0" x 15'1"

Beautifully presented, this stunning kitchen features a stylish blend of wall and base units topped with complementary granite work surfaces. It comes equipped with a full range of high-quality integrated appliances, including a full-length fridge, full-length freezer, microwave, and the show-stopping AGA range cooker – the true centerpiece of the space. An inset Belfast sink with drainer adds a charming, traditional touch. Thoughtfully designed, the kitchen offers seamless access to the rear garden through elegant bi-fold doors, while two additional side windows flood the room with natural light. The continuity of tiled flooring from the hallway enhances the open flow, and a sleek column radiator ties in beautifully with the home's overall aesthetic.

#### Utility Room

Complementing the beautifully presented kitchen, the utility room continues the stylish theme with matching wall and base units topped with granite work surfaces. This practical space includes an integrated sink and washing machine, offering both functionality and a cohesive design. Natural light flows in through a rear-facing window, while the continuation of tiled flooring from the kitchen enhances the seamless transition between the two spaces.

#### Dining Room 9'6" x 14'5"

Located just off the entrance hallway, the formal dining room offers a versatile space that could easily serve as a second reception room, home

office, playroom, or whatever suits your lifestyle. Generously proportioned, the room features soft carpeted flooring for a warm and inviting atmosphere, while a rear-facing window allows natural light to gently filter in. A stylish column radiator adds a cohesive touch, consistent with the home's elegant design.

#### WC 3'5" x 6'9"

A convenient downstairs WC featuring tiled flooring that flows seamlessly from the entrance hallway. The space is fitted with a modern floating sink with mixer tap and a low-level WC, combining practicality with contemporary style.

#### First Floor Landing

Allowing access to;

#### Bedroom One 12'7" x 14'7"

Located on the first floor, this impressive bedroom stands out for its generous size and thoughtful layout. It benefits from direct access to a sleek, modern en-suite and features an additional cupboard, ideal for use as a wardrobe or extra storage. The room is finished with plush carpeted flooring, a front-facing window that welcomes natural light, and a stylish column radiator in keeping with the home's overall design.

#### EnSuite 5'5" x 7'8"

Accessed directly from the main bedroom, this stylish three-piece en-suite offers a sleek, modern finish. It features a walk-in shower, low-level WC, and a contemporary floating washbasin. Fully tiled for both style and ease of maintenance, the space is enhanced by a rear-facing window that provides natural light and ventilation.

#### Bedroom Two 12'6" x 13'2"

Situated on the first floor, the spacious second bedroom features plush carpeted flooring, a stylish column radiator, and a rear-facing window that fills the room with natural light. This bedroom also enjoys the added convenience of a private en-suite bathroom.



#### EnSuite 6'2" x 7'5"

Accessed directly from bedroom two, this stylish three-piece en-suite offers a sleek, modern finish. It features a walk-in shower, low-level WC, and a contemporary floating washbasin. Fully tiled for both style and ease of maintenance, the space is enhanced by a rear-facing window that provides natural light and ventilation.

#### Bedroom Three 12'7" x 12'7"

Located on the first floor, this spacious double bedroom is filled with natural light from two windows on the side and rear elevations. Despite its bright and airy feel, the room remains cozy thanks to carpeted flooring and a stylish column radiator.

#### Bathroom 6'2" x 7'5"

The well-appointed family bathroom primarily serves the third bedroom, as the other two bedrooms on this floor benefit from private en-suites. This stylish bathroom features a fitted bath, a vanity unit with an integrated wash basin, a low-level WC, and a chrome heated towel rail for added comfort. Fully tiled for a sleek, modern look, the space is enhanced by two feature fitted mirrors and a front-facing window that provides natural light and ventilation.

#### Second Floor Landing

#### Bedroom Four 8'9" x 14'7"

Located on the second floor, this spacious double bedroom features soft carpeted flooring, a stylish column radiator, and a Velux window to the front elevation that fills the room with natural light.

#### Bedroom Five 12'5" x 12'9"

Situated at the opposite end of the second floor, the fifth bedroom is also generously sized. The room features plush carpeted flooring, a stylish column radiator, and a Velux window to the front elevation, allowing ample natural light to brighten the space.

#### Bathroom 5'6" x 9'8"

Positioned between the two bedrooms on the second floor, this well-appointed bathroom is fully tiled and features a contemporary three-piece suite, including a fitted bath, a floating wash hand basin, and a low-level WC. The room is completed with a stylish column radiator, a Velux window that fills the space with natural light, and a fitted feature mirror mounted on the wall above the bath, adding both functionality and elegance.

#### Garage 20'1" x 19'5"

The double garage, positioned to the side of the property, offers the perfect solution for all your storage needs. Featuring a pitched roof, it also presents the opportunity to create additional storage space above. The garage is equipped with two up-and-over doors, along with lighting and power points for convenience. In front of the garage, you'll find two designated driveway parking spaces, providing ample off-street parking.

#### Outside

If kerb appeal is what you're after, look no further—this property truly stands out. Proudly positioned as the first home upon entering this exclusive small development, it makes an immediate impression. The garden wraps around the property, providing a variety of usable outdoor spaces, all clearly defined with established boundaries.

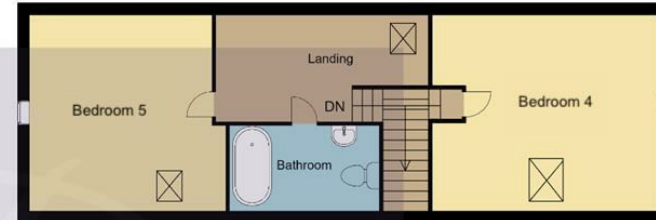
A charming front gate leads to the entrance, while the remainder of the property is securely enclosed with a combination of walls and fencing, offering both privacy and security. The side and rear gardens feature a mix of lawn and a paved patio seating area—perfect for enjoying warm summer days and relaxing evenings. Additionally, a rear garden gate provides convenient access to the driveway and double garage area.



Ground Floor  
76 Sq.m/ 822.86 Sq.ft  
Approx



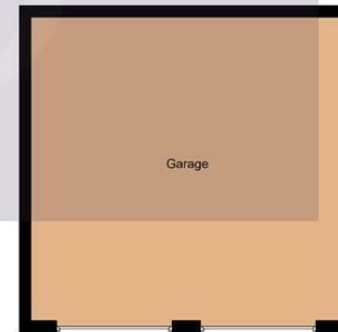
Second Floor  
55 Sq.m/ 591.52 Sq.ft  
Approx



First Floor  
80 Sq.m/ 860.23 Sq.ft  
Approx



42 Sq.m/ 452.58 Sq.ft  
Approx



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 88      | 93        |
| EU Directive 2002/91/EC                     |         |           |

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