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The Granary Barn, Grafton Underwood

BELVOIR!

Offers in Excess of £650,000 Freehold



Key Features

- No Onward Chain
- Three Reception Rooms
- Four Bedrooms
- Village Location
- Barn Conversion
- High Specification Finish
- EPC rating E
- Freehold
- Council Tax Band G





Dating back to circa 19th century, this charming four-bedroom barn conversion is a unique blend of rustic charm & modern luxury, located in the quintessential rural village of Grafton Underwood.

As you enter via the electric gated entrance you will find a gravelled driveway with ample off-road parking for several vehicles with stable style carport & additional outside storage. You are greeted by the main entrance hall with oak staircase leading to the first floor, electric front door with frosting privacy glass.



Leading from the oak floored entrance hall you discover the split level cinema room which makes a perfect spacious hideaway with a sound proof ceiling set with LED lighting & well-appointed modern cloakroom complete with tiled flooring & coat storage. The kitchen is truly the heart of this exquisite home with kitchen hearth, central island complete with granite worksurfaces, modern appliances including Quooker tap & waste disposal. The sweeping space is perfect for casual dining or hosting numerous guests.

The sitting room is both generous & cosy with Black Diamond log burner, vaulted ceilings & doors opening onto the private garden. The vaulted ceilings enhance the barn throughout creating an airy, open feel with an abundance of natural light. An additional reception room currently being utilised as a study & boiler room housing biomass boiler complete the ground floor.

To the first floor you will find four well-proportioned bedrooms with the master enjoying a walk-in double waterfall shower

enclosure & modern fitted WC. A luxurious wet room with open shower & copper self-filling freestanding bathtub complements the additional bedrooms.

The walled cottage style garden is a tranquil retreat perfect for lazy afternoons, with artificial lawn, raised decking with inset lighting & garden shed housing biomass fuel.

The barn's blend of traditional character and contemporary finishes creates a truly inviting & versatile space all with No Onward Chain!

Entrance Hall 3.36m x 3.14m (11'0" x 10'4")

Double glazed electric locking front door with electric privacy frosting glass, oak wood flooring, double glazed bi-fold doors leading to kitchen, oak internal doors, oak wood staircase with glass inserts, down lighting.

Cloakroom 3.33m x 2.13m (10'11" x 7'0")

Double glazed window to front, concealed low level WC, modern wash hand basin set into vanity unit, automatic mixer tap, modern vertical radiator, tiled flooring, extractor fan, down lights.

Cinema Room/ Reception Room 4.9m x 4.49m (16'1" x 14'8")

Double glazed window to rear with wooden shutters, split level carpet flooring, extra long radiator, sound proof ceiling with LED lighting.

Breakfast Kitchen 8.11m x 4.8m (26'7" x 15'8")

Double glazed window to rear. Kitchen comprising of Woodworx of Cardington hand crafted two tone kitchen, granite work surfaces over, kitchen hearth with space for Aga/Rangemaster style gas cooker, glass splash back with inset picture, butler sink with mixer tap, integrated Bosch washing machine, integrated AEG dishwasher, floating shelves, two modern radiators, tiled flooring, exposed beams, down lights, ornate pendant lighting. Island with breakfast bar, granite work surfaces over, retractable plug sockets, bespoke wooden round cabinet with inset stainless steel sink with Quooker tap & waste disposal.





Siting Room 6.48m x 4.07m (21'4" x 13'5")

Double glazed window to rear, double glazed French doors opening onto garden. Black Diamond log burner with granite hearth, vaulted ceiling with exposed beams, feature spot lights, ornate pendant lights, radiator.

Boiler Room

Biomass boiler, concrete flooring.

Lobby

Double glazed door with inset blind opening onto garden, tiled flooring, loft access, down lights.

Study/Reception Room 5.11m x 2.98m (16'10" x 9'10")

Two double glazed windows onto garden. Oak wood flooring, built in sliding wardrobes/storage, radiator, exposed beam, vaulted ceiling, ornate ceiling lights.

First Floor Landing

Vaulted ceiling, exposed beams, double glazed Velux window, carpet to flooring, ceiling light, radiator.

Bedroom One 4.9m x 3.52m (16'1" x 11'6")

Double glazed window to side, vaulted ceiling, exposed beams, loft storage space, ornate pendant lighting, radiator, carpet to flooring, walk in double waterfall mains shower with telephone shower attachment, shower down lights, fully tiled shower walls, shower extractor fan.

En-suite 1.7m x 1.6m (5'7" x 5'2")

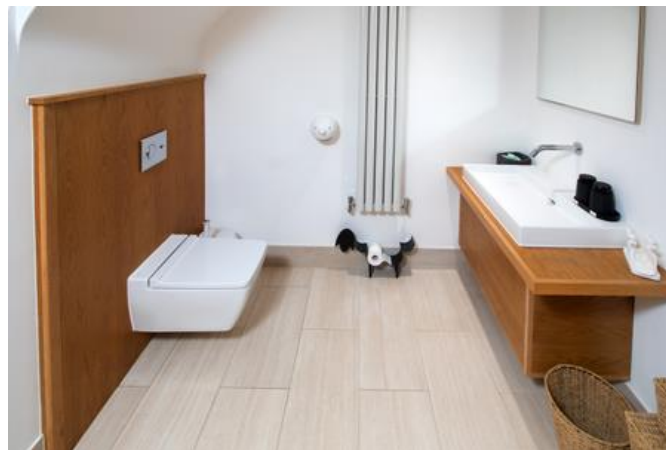
Exposed beams, modern wash hand basin with mixer tap set into vanity unit, concealed cistern WC, niche shelving, shaver point, modern vertical radiator with heated towel rail, part tiled walls, LED lit wall mounted mirror.

Bedroom Two 4.7m x 3.11m (15'5" x 10'2")

Vaulted ceiling, exposed beams, double glazed to side, carpet to flooring, ceiling light, radiator.

Bedroom Three 3.35m x 2.8m (11'0" x 9'2")

Vaulted ceiling, exposed beams, double glazed Velux window, carpet to flooring, ceiling light, radiator.



Bedroom Four 3.36m x 1.97m (11'0" x 6'6")

Vaulted ceiling, exposed beams, double glazed Velux window, carpet to flooring, ceiling light, radiator.

Bathroom 3.34m x 1.84m (11'0" x 6'0")

Vaulted ceiling, exposed beams, double glazed Velux window, fully wet room with mains waterfall shower, shower seat, copper self filling freestanding bath tub, modern floating wash hand basin with mixer tap, concealed cistern WC, wall mounted vanity unit with LED lit mirror & shaver point, niche shelving, heated towel rail, part tiled walls, tiled flooring.

External

Front: Stone walled, electric gated vehicle entrance, pedestrian gated entrance, stable style carport with power & lighting, graveled shared driveway, wood store.

Rear: Low maintenance cottage style garden, raised artificial lawn area, slate borders, brick path leading to raised decking with inset lights, raised brick flower bed, outside electric points, shed storing bio-fuel & LPG gas bottles.

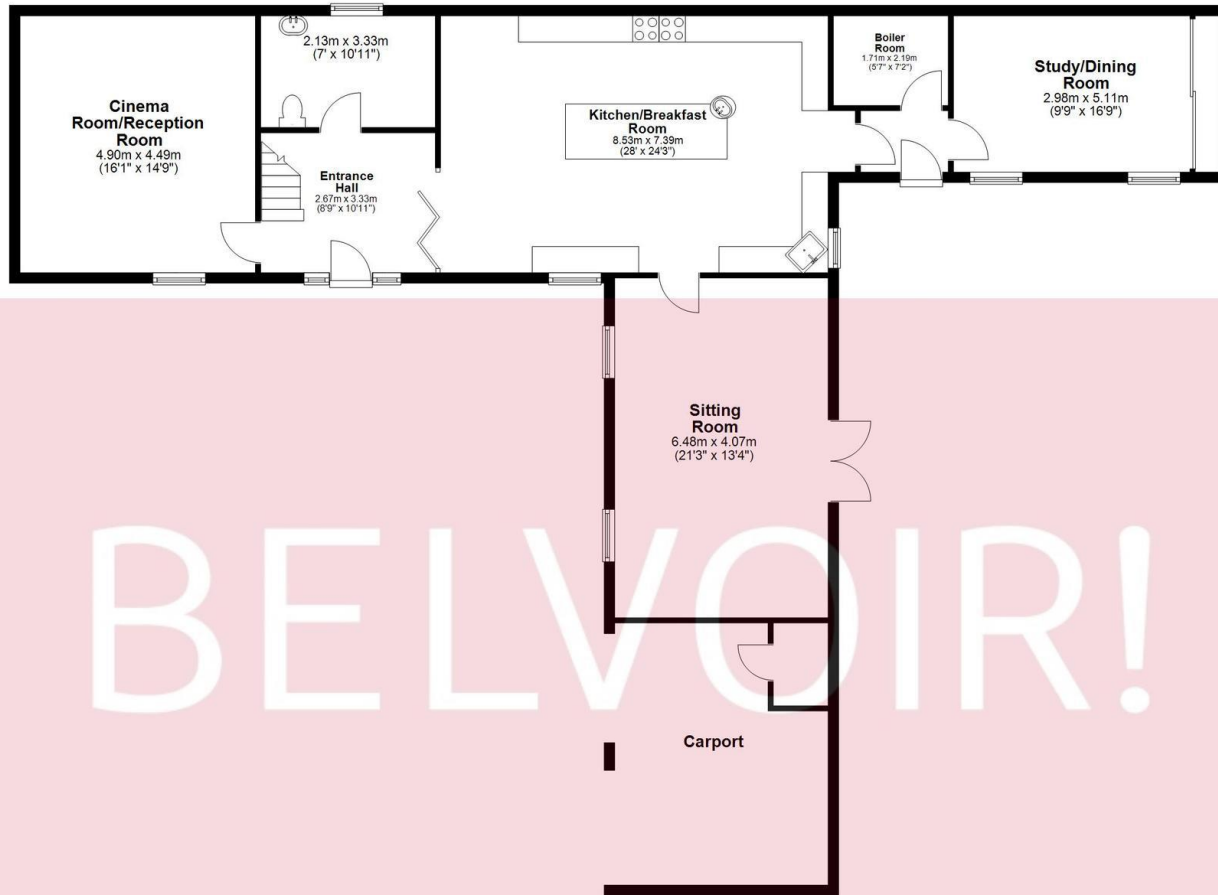
Agents Notes

Grade II Listed
Conservation Area
Shared Driveway

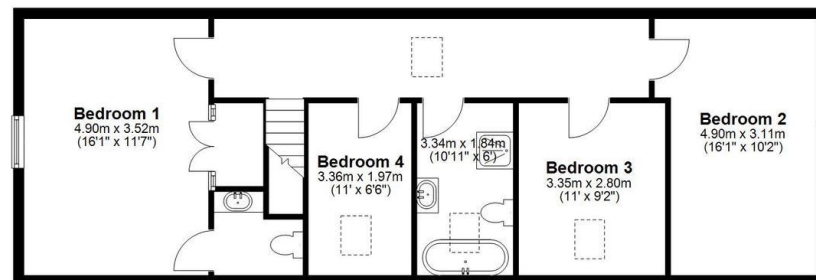
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Ground Floor

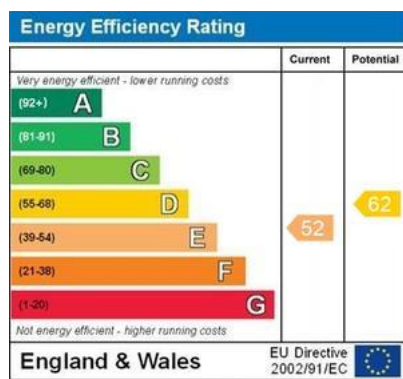
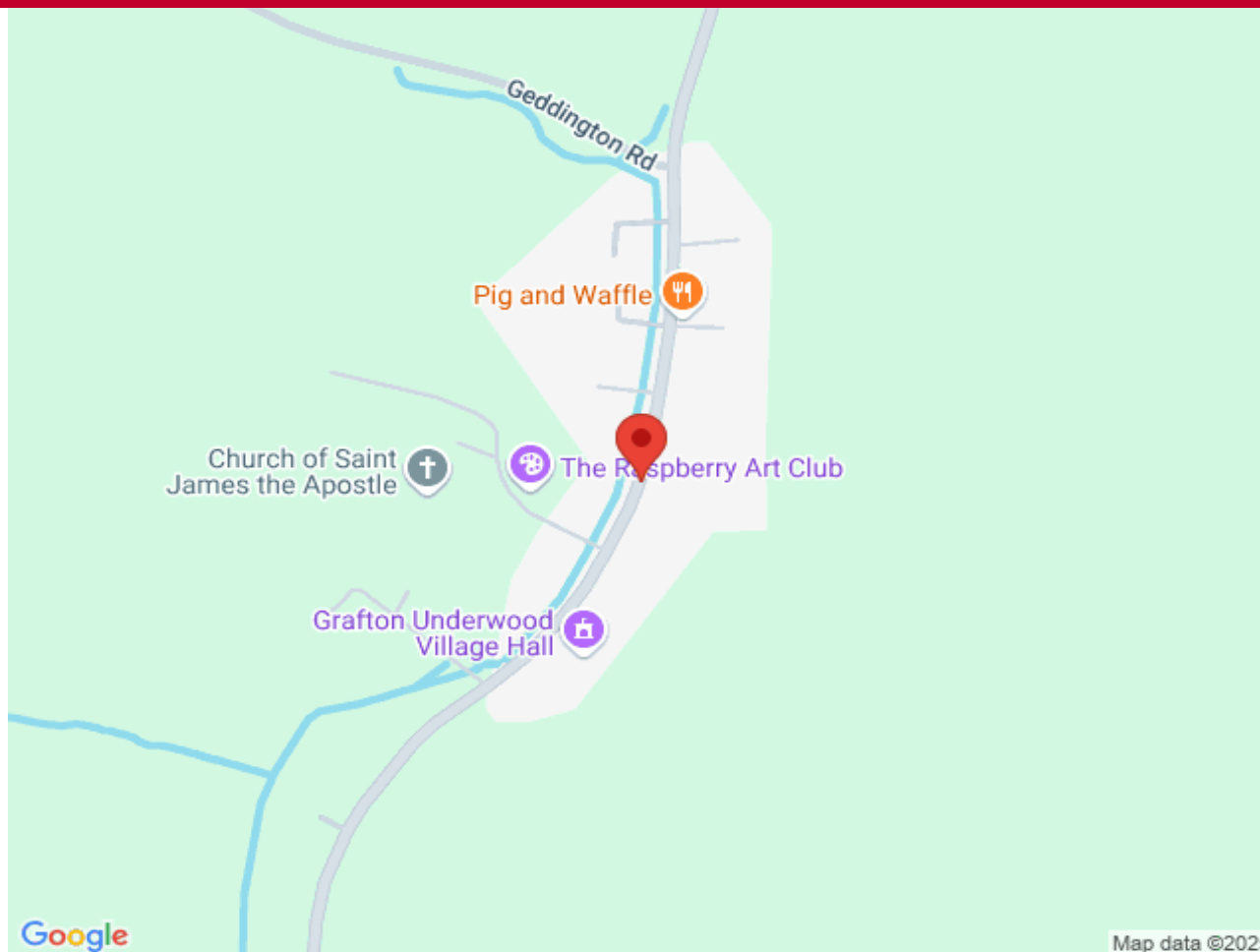


First Floor



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Plan produced using PlanUp.



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Contact us today to arrange a viewing...

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