



Old Stables Old Stables, Hooton Pagnell Doncaster

welcome to

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This beautifully presented, stone-built detached barn conversion offers three bedrooms and two bathrooms, with the convenience of ground-floor sleeping accommodation and spacious first-floor living areas. Set in a private location and complemented by an ample double garage.



Entrance

A spacious entrance hall which has been beautifully decorated with oak floorboards and exposed beams and timbers. There is a oak stair case which gives access to the first floor landing with a concealed storage cupboard and two central heating radiators.

Bedroom One

With a front facing single glazed window, a impressive stone fireplace with beam over and flagstone half stands as the focal point of the room and french doors give access to the side courtyard. The room also has a central heating radiator and ample access to the en suite shower room.

En-Suite Shower Room

Comprised of a corner shower, a hand wash basin and a low flush WC. There is gold plated fittings, tiled flooring and partial tiling to the walls and a extractor fan.

Bedroom Two

With exposed beams and timbers to the ceiling, a central heating radiator, a front facing single glazed window and three side facing single glazed window providing an abundance of natural light.

Bedroom Three

With a front facing single glazed window, a central heating radiator and exposed beams and features to the ceiling.

Bathroom

The bathroom features a WC and a traditional bath complete with a antique gold mixer tap, there is a free standing vanity unit with hand wash basin and partial wall tiling and a tiled floor. The room hosts a gold plated shower cubicle with shower, a heated towel rail, a extractor fan, a front facing single glazed window and a built in airing cupboard houses the hot water cylinder.

First Floor Landing

With access to the open plan kitchen living area.

Kitchen Living Area

A large spacious area divided by an open timber frame and steps into the living area, with spacious exposed timbers to the open roof void and complimentary oak flooring. The kitchen area has a extensive range of wall and base units with varnished work surfaces and open shelving plate racks, there is two central heating radiators and period decorative features continuing from the living area. The room hosts space for a electric range master cooker with extractor hood above, there is space for a fridge and freezer, plumbing for a washing machine and three single glazed windows providing an abundance of natural light.

Cloak Room/Wc

Fitted with oak flooring, a hand wash basin with gold fittings, a high level Victorian style WC, a extractor fan with exposed beam features and a front facing single glazed window.

Lounge

With exposed rafters and perlins to the open ceiling, theres an exposed stone fireplace to the focal point of the room, contrasting wall lights and front and side facing single glazed windows.

Outside

To the front of the property there is a attractive terrace area with shrubs to the borders enclosed by stone wall. The front features outside lights, pedestrian gates to the front and side and a useful storage cupboard housing the concealed oil tank. The front also features parking for two cars conveniently in front of the garage.

Garage

With twin up and over doors, power and lights.

Information

The vendor has made us aware that the property is oil fired central heating. The property is in a conservation area but is not grade listed.



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- THREE BEDROOM DETACHED BARN CONVERSION
- TWO BATHROOMS
- VERSATILE GARDEN ROOM/BEDROOM
- EXCLUSIVE COURTYARD DEVELOPMENT
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: G

£580,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125067 - 0002

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