



West Street

Easton On The Hill, PE9 3LS

**Price Guide £775,000**

Richardson

## West Street

Easton On The Hill, PE9 3LS

Tucked away in this highly sought after village can be found this immaculate barn conversion which underwent a substantial refurbishment in 2022 to include the introduction of extensive insulation throughout bringing it to borderline B rating on its EPC. The works were overseen by local architects Harris McCormack resulting in a lovely, comfortable and efficient semi detached period barn with all the benefits of a modern home. Positioned within the conservation area, but not Listed, the property has a reception hall, study with bespoke furniture providing a desk and storage, utility/cloakroom, impressive refitted open plan kitchen dining room with comprehensive range of built in appliances and an opening through to the family/sun room giving the whole area a superb open social space. The separate sitting room has a dual aspect with a bay window and the opportunity for a stove to be added if desired. The first floor has been remodelled from the original 4 bedrooms to 3 very good double bedrooms, all currently having a Super King bed, with the master having a refitted ensuite shower room. There is also a refitted bathroom both with built in furniture and natural light via velux windows with electric blinds which are mirrored to the landing area. The property benefits from newly installed gas central heating and plumbing with a pressurised system, new wiring and replacement double glazing to flush casement windows. The property is located off West Street with a wide shared driveway to a gated opening to hard standing for numerous cars and a detached double garage with new electric roller door. Lovely enclosed walled garden with a high degree of privacy and extending to approximately 0.16 acre with pagoda, patio areas, lawns and flower beds and views towards the twelve century All Saints Church.

### Reception hall

Study  
6'3" x 7'1" (1.91m x 2.17m)





Utility/cloakroom  
6'6" x 5'10" (2m x 1.8m)

Kitchen dining area  
18'2" x 15'3" (5.56m x 4.65m )

Family/Sun room  
12'9" x 12'8" (3.91m x 3.88m )

Sitting room  
18'11" x 15'3" (5.77m x 4.65m)

First floor landing

Master bedroom  
15'3" max x 12'8" (4.65m max x 3.88m )

Ensuite shower



Bedroom  
18'11" x 11'2" (5.77m x 3.42m)

Bedroom  
11'9" x 10'1" (3.6m x 3.08m )

Family bathroom

External details

The property is tucked away off West Street with a wide shared driveway to double gates opening to a large gravel hard standing. Detached double garage with electric roller door, power & light connected with eve storage. The plot extends to approximately 0.16 acre with patio areas, lawns, shrubs and flower beds enclosed by walling and giving a high degree of privacy with garden lighting and views towards the Church.

Council Tax

East Northants District Council. Tax Band G

Services

Mains water, sewerage, gas & electricity

Communication

Broadband: Ultrafast full Fibre is available to the property.

According to Ofcom 5G mobile coverage is available around the location with EE & O2

Viewing

By appointment only with Richardson 01780 762433 post@richardsonsurveyors.co.uk



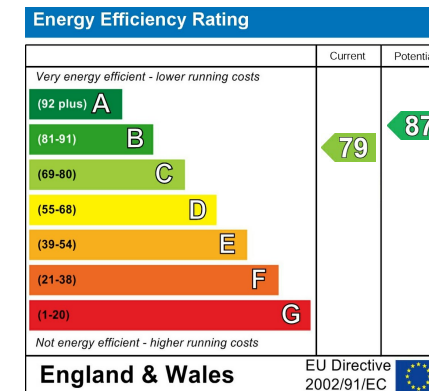
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**

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