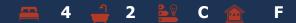


Key Features



- Four Bedroom Home
- En Suite to Master Bedroom
- Kitchen / Dining / Family Room
- Downstairs WC
- Conservatory

Nestled discreetly within the sought-after and picturesque village of Brigstock, this beautiful and spacious stone-built barn conversion offers a truly secluded retreat. Accessed via a private driveway, the property immediately impresses with its sense of peace and tranquillity.

Step inside to discover a light-filled interior, enhanced by impressive floor-to-ceiling windows and rain-sensitive electronic Velux roof windows that invite the outside in. The thoughtfully designed accommodation flows effortlessly, offering a stylish blend of character and contemporary living.

The property occupies a generous plot, providing well-tended front and rear gardens. The private and secure rear garden, predominantly laid to







lawn, benefits from established trees that enhance the sense of seclusion. You'll find delightful patio areas, perfect for alfresco dining and relaxation, alongside a gravelled border adorned with mature shrubs that provide year-round colour and interest. Practical features include outdoor sockets, an outside tap, and security lighting. A charming summer house offers a further space to enjoy the outdoors, and a detached, stone-built garage provides convenience with power, light, and an electric roller door.

Gated access leads to the front of the property, where a gravelled driveway offers parking. The low-maintenance frontage features a block-paved path and a tranquil gravelled area with a raised border, creating a welcoming approach to this exceptional home.

Furthermore, the property is offered with the advantage of no onward chain, streamlining the buying process.

The accommodation comprises of;

ENTRANCE HALL 16'6 max x 15'5 (5.02m x 4.69m)

CLOAKROOM

LOUNGE 13' plus bay x 14'4 (3.96m x 4.36m)

KITCHEN / DINING / FAMILY ROOM 21' x 15'4 (6.40m x 4.67m)





GROUND FLOOR 1158 sq.ft. (107.6 sq.m.) approx.

1ST FLOOR 803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA: 1961 sq.ft. (182.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission on mis statement. This plant is for flustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix & CO25 CONSERVATORY 11'6 x 11'5 (3.50m x 3.47m)

UTILITY ROOM

BEDROOM FOUR / STUDY 10'2 x 12'9 (3.09m x 3.88m)

FIRST FLOOR LANDING

BEDROOM ONE 12'7 plus wardrobes x 15'4 $(3.83m \times 4.67m)$

EN SUITE

BEDROOM TWO 12'11 plus wardrobe x 14'7 max (3.93m x 4.44m)

BEDROOM THREE 10'1 x 6'10 (3.07m x 2.08m)

BATHROOM

OUTSIDE

FRONT GARDEN

PRIVATE DRIVEWAY

REAR GARDEN

To view this property call Pattison Lane on: **01536 524425**

Selling your property?



SCAN ME

Contact us to arrange a FREE home valuation.

- 01536 524425
- 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB
- kettering@pattisonlane.co.uk
- www.pattisonlane.co.uk





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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL206037 - 0004



