



**Park Lane, Forton, PR3 0JX**

**£499,995**

**STUNNING BARN CONVERSION!!!** A unique opportunity to purchase a bespoke barn conversion in a rural location set within a 0.5 acre plot\*. Many period & modern features. **MUST BE VIEWED TO APPRECIATE SPECIFICATION & ACCOMODATION!!**



# Patten House Barn Park Lane, Forton, PR3 0JX

We are delighted to offer for sale this impressive barn conversion located on a 0.5 acre plot\* in a rural position with open aspect. Since conversion in 2005 the property has undergone a programme of upgrades and extension and now offers quality family living in this sought after location.

The property benefits from oil fired central heating and double glazing plus has the added bonus of solar panels enhanced with battery storage to optimise electricity usage. There is an impressive dining kitchen with quartz worktops and appliances plus a further utility room. There are 2 further reception rooms plus contemporary bathroom, 4 piece en suite and WC. Items of particular note include the orangery to the rear, multi fuel stove set in a feature fireplace to the lounge, oak internal doors, feature timber staircase, exposed beams to a number of rooms plus fitted wardrobes to all 3 double bedrooms. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen, orangery, utility room, WC and battery/store room. Off the first floor landing are 3 double bedrooms, the master with 4 piece en suite plus a family bathroom. There is a boarded loft with ladder access.

The property is set back from Park Lane having well proportioned formal gardens to the front and rear with lawns, mature planting, paths and patio areas. There are further gardens laid mainly to lawn with pergola, hot tub and shed included. There is a gated driveway with parking for a number of cars leading to a garage which has been converted to a gym but could easily be converted back.

Tenure - Freehold  
Council Tax - Band E  
Central Heating - Oil Fired (Tank in garage)  
Drainage - Sceptic Tank with Management Fee of £18 per month

The property comprises.

## GROUND FLOOR

### Hall

Accessed via timber door with glazed surround. With stone flagged floor plus feature timber staircase leading to first floor.

### Lounge 18'3"(max) x 16'9"(max) (5.57m(max) x 5.12m(max))

Having a multi fuel stove with feature brick built fireplace plus stone mantle and hearth. With fitted storage plus carpets and blinds.

### Dining Kitchen 18'1" x 12'9" (5.53m x 3.91m)

Having a comprehensive range of modern wall and base units plus island unit with complimenting quartz worktops and tiling. With double oven, warming drawer, hob, hood, dishwasher and fridge freezer and feature Belfast sink and mixer tap. Having recessed spot lights plus stone flagged floor.

### Orangery 22'5" x 9'8" (6.85m x 2.95m)

With tiled floor, feature radiator and recessed spot lights. French doors leading to the rear garden.

### Utility Room 7'3" x 5'2" (2.23m x 1.59m)

With fitted units and shelving. Space for washing machine and drier. Stone flagged floor.

### WC 5'4" x 5'1" (1.63m x 1.57m)

Having contemporary sanitary ware with vanity basin, tiling and floor tiling

### Battery/Store Room 8'0" x 5'4" (2.44m x 1.64m)

Housing the solar panel batteries plus further storage.

## FIRST FLOOR

### Landing

Part galleried with fitted carpets

### Bedroom 1 15'8" x 10'4" (4.79m x 3.15m)

With fitted wardrobes and units plus carpets and blinds.

### En Suite 9'4"(max) x 8'4"(max) (2.87m(max) x 2.55m(max))

Having contemporary 4 piece suite with separate bath and shower plus vanity basin, wall boards, chrome ladder radiator and Amtico flooring. Access to store.

### Bedroom 2 19'5"(max) x 8'4"(max) (5.94m(max) x 2.55m(max))

With fitted wardrobes and units plus carpets and blinds.

### Bedroom 3 15'3"(max) x 8'5"(max) (4.67m(max) x 2.57m(max))

With fitted wardrobes and units plus carpets and blinds. access to store.

### Bathroom 7'6" x 7'1" (2.29m x 2.17m)

Having contemporary white sanitary ware with shower and screen to bath plus wall boards, chrome ladder radiator, Amtico flooring and blind.

## EXTERNAL

The property is set back from Park Lane having well proportioned formal gardens to the front and rear with lawns, mature planting, paths and patio areas. There are further gardens laid mainly to lawn with pergola, hot tub and shed included. There is a gated driveway with parking for a number of cars leading to a garage which has been converted to a gym but could easily be converted back.

\* Plot size 0.506 acres supplied by Homesearch data information.





