



1 Ashby Farm, Clarks Lane, Long Compton

Offers in excess of £499,995



Freehold | EPC rating: F

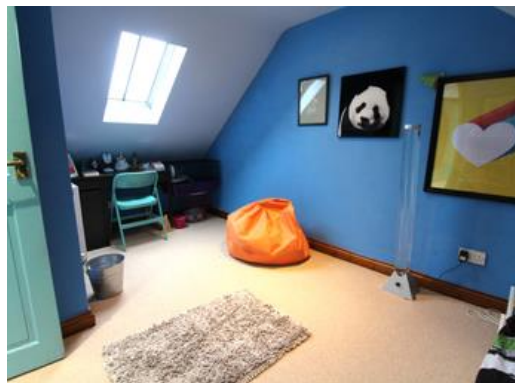
- LINK DETACHED BARN CONVERSION
- VERSATILE ACCOMODATION
- COURTYARD SITUATION

- SOUTH FACING WALLED GARDEN
- DOUBLE GARAGE
- OPEN PLAN RECEPTION

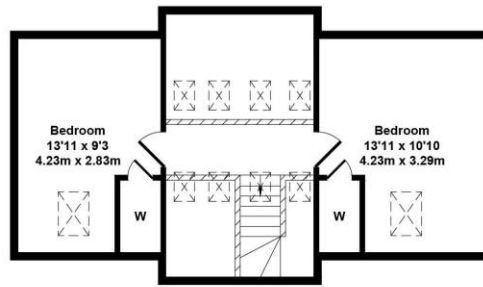
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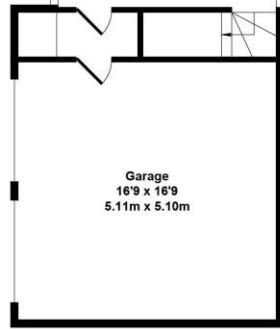


A SUPERB/INDIVIDUAL THREE BEDROOM LINK DETACHED BARN CONVERSION IN COTSWOLD STONE WITH CHARACTERFUL/VERSATILE ACCOMMODATION & A CONTEMPORARY FINISH. OUTSIDE THERE IS A SOUTH FACING WALLED GARDEN, A SHELTERED ENTERTAINING AREA FOR YEAR-ROUND USE & A DOUBLE GARAGE WITH POWER & LIGHTING. THE ACCOMODATION IS ARRANGED AS FOLLOWS: FRONT DOOR TO: FAMILY/GARDEN RECEPTION PROVIDING A LARGE ENTERTAINING SPACE WITH ACCESS TO GARDEN & GARAGE*, STAIRCASE TO EN SUITE BEDROOM** & FURTHER ACCESS TO: OPEN PLAN LIVING/DINING SPACE WITH VAULTED CEILING, FULL WIDTH DOUBLE GLAZED DOORS TO GARDEN & FURTHER ACCESS TO: MODERN FITTED/INTEGRATED KITCHEN LEADING TO INNER HALL WITH STORAGE CUPBOARD, STAIRCASE TO FIRST FLOOR & DOOR TO: LARGE FAMILY BATHROOM. FIRST FLOOR: GALLERIED LANDING WITH DOORS TO TWO SEPARATE BEDROOMS. ** EN SUITE BEDROOM: PRIVATE STAIRCASE WITH LANDING SPACE + STORAGE CUPBOARD LEADING TO BEDROOM SPACE WITH SKYLIGHT WINDOW & EAVES HANGING/STORAGE CUPBOARDS + DOOR TO EN SUITE SHOWER ROOM WITH SKYLIGHT WINDOW. *DOUBLE GARAGE: WITH POWER & LIGHTING, ACCESSED INTERNALLY FROM GARDEN RECEPTION VIA SMALL UTILITY SPACE WITH OIL FIRED BOILER & EXTERNALLY VIA TWIN UP & OVER DOORS. GARDEN: PRIVATE, SOUTH FACING WALLED SPACE WITH A RANGE OF FRUIT TREES + CLIMBING ROSES, CONTEMPORARY GARDEN LIGHTING & RECENTLY CREATED OUTDOOR ENTERTAINING

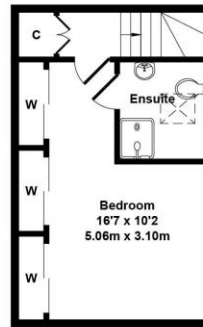


First Floor
Approx. Floor
Area 42.0 Sq.M.
(452 Sq.Ft.)

Garden Reception
20'3 x 14'2
6.18m x 4.32m

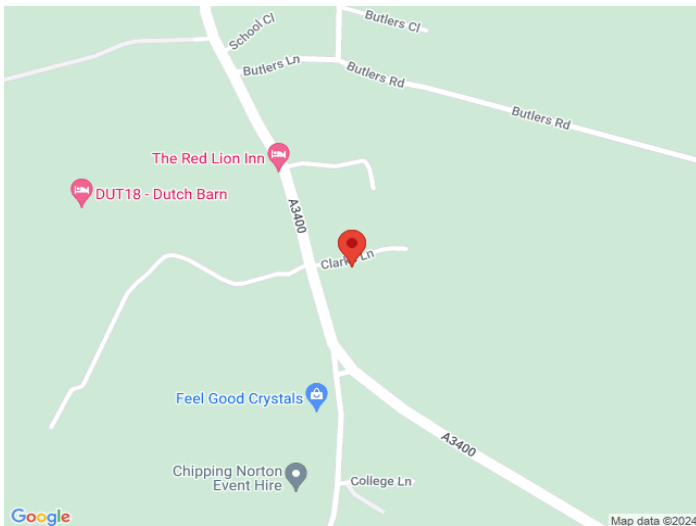


Ground Floor
Approx. Floor
Area 106.70 Sq.M.
(1149 Sq.Ft.)



First Floor
Approx. Floor
Area 22.50 Sq.M.
(242 Sq.Ft.)

All items illustrated on this plan are included in the "Total Approx Floor Area 1843 Sq.Ft. (171.20 Sq.M.)"



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