



Inglebys

Estate Agents



Spout Haugh High Street

Moorsholm, TS12 3JH

Price Guide £355,000



Nestled in the charming High Street of Moorsholm, this stunning barn conversion offers a delightful blend of modern comfort and rustic charm. As you step inside, you are greeted by not one, but two inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day.

With three cosy bedrooms and three bathrooms, including a guest room with its own en suite, this property provides ample space for a growing family or visiting friends. The spacious rooms are ideal for creating your own personal sanctuary within this characterful home.

Built in 1995, this property boasts over 2,000 sq ft of living space, ensuring that there is plenty of room for all your needs. The large front and side gardens offer a picturesque setting for outdoor gatherings or simply enjoying a drink in the tranquillity of the countryside.

The peaceful rural location provides a serene escape from the hustle and bustle of life, allowing you to relax and rejuvenate in the heart of nature.



Offering spacious accommodation throughout, and available with vacant possession this property really has to be seen to be truly appreciated. The property recently suffered from a leak in the downstairs shower room, this requires attention by the new owner, and floor coverings have not been replaced to the shower room, utility or kitchen areas.

Tenure: Freehold.

Council Tax Band: Band-E.

EPC Rating: To Follow

Hallway 15'3" x 6'1" (4.67m x 1.87m)

A light and spacious hall with under-stairs storage, carpet to the floor, single radiator and access to the lounge and dining room.

Lounge 18'3" x 13'7" (5.58m x 4.16m)

A beautiful lounge of significant proportion, benefiting from an open solid fuel (or wood) open fire with sandstone surround and slate hearth. Add to that large uPVC patio doors to the rear courtyard, and uPVC window to the front aspect, double radiator and carpet to the floor.

Dining Room 14'7" x 10'0" (4.46m x 3.07m)

A spacious dining room with carpet to the floor, uPVC windows to the front and side aspects and double radiator, doorway to kitchen.

Kitchen 14'7" x 9'4" (4.47m x 2.85m)

Again, a well proportioned kitchen with a large range of wall and base units finished with farmhouse styled doors and drawer fronts, marble effect worktops with tiled splashbacks, stainless steel double drainer/sink and hardwood window to the side aspect, induction hob with pull out hood, double electric oven, plumbing for dishwasher along with space for undercounter fridge, door providing access to the rear porch.

Downstairs Shower Room 5'4" x 5'3" (1.65m x 1.61m)

White toilet and basin with electric shower (the shower tray has been removed following the leak which is now resolved), part tiled walls, single radiator as well as a wall mounted electric heater, uPVC window to the side aspect.

Utility Room 12'6" x 7'4" (3.82m x 2.24m)

A large utility area with base units, plumbing for washing machine and space for fridge and/or freezer, uPVC window to the rear aspect and uPVC door to the rear courtyard.

Pantry 8'11" x 3'1" (2.74m x 0.96m)

As if you required more storage space! Tiled floor and uPVC window to the rear aspect.

First Floor

To the landing area, there is a window to the front aspect, single radiator and split staircase which leads to the guest room and en-suite, along with access to the loft space.

Guest Room 11'11" x 14'5" incr. to 18'1" (3.64m x 4.41m incr. to 5.53m)

A spacious double bedroom with carpet to the floor, double radiator, uPVC window to the rear aspect and access to the en-suite.

En-suite 5'0" x 4'9" (1.54m x 1.45m)

Carpet to the floor with shower cubicle and electric shower, white toilet and basin along with extractor, chrome heated towel rail.

Family Bathroom 10'5" x 7'3" (3.20m x 2.23m)

A light, airy bathroom with peach bath suite, bidet, electric shower over bath, wood effect vinyl flooring, airing cupboard housing the immersion tank, single radiator and uPVC window to the side aspect.

Principal Bedroom 18'3" x 14'0" (5.58m x 4.27m)

An impressive bedroom with uPVC windows to the front and rear aspect, carpet to the floor and 2 x single radiators.

Bedroom Two 14'7" x 10'5" (4.45m x 3.20m)

Another double bedroom with carpet to the floor, uPVC window to the front aspect and single radiator.

Externally

Front.

A large garden to the front, laid to lawn with borders and established fruit trees, a raised bedding area tucked away to the far corner allowing you to cultivate your home grown vegetables!

Side.

Previously there was a large greenhouse, which has been removed offering plenty of space for an additional gardening area or build a new growing area. Off the access lane there is a space for parking and access to the over sized-single garage with lighting and electricity, the boiler is also housed in the garage and was replaced approximately 18 months ago.

Rear.

A rear courtyard area laid with printed concrete, steps up to a drying area and access to the garage.

Disclaimer

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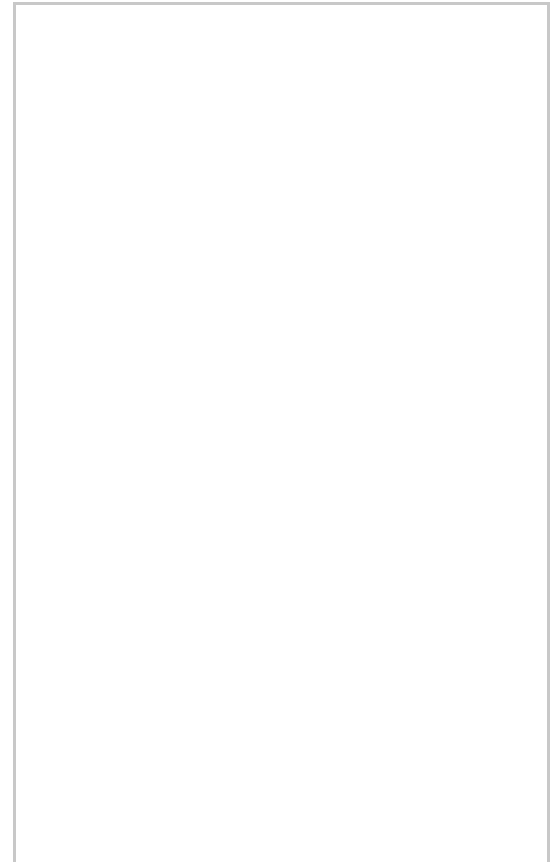
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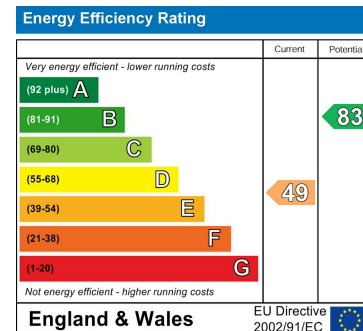
Area Map



Floor Plans



Energy Efficiency Graph



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