



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Kings Highway, BB5 2DL

£1,150,000

Beautiful Barn Conversion set in over half an acre with detached Leisure Suite and Equestrian Potential. Must be inspected to fully appreciate its beauty.

Nestled within a beautiful semi-rural location with private electric gates and breath taking surroundings sits this genuinely exceptional property offering charming living accommodation and just 5 minutes away from Motorway network links. Black Moss Nook is set in over half an acre and flows internally with bespoke styling, a unique and varied combination of large living spaces, a detached leisure suite which includes a heated swimming pool, gym and changing rooms, beautiful wraparound gardens with lots of outside entertaining spaces and stunning views.

The finish of this house is impeccable and tastefully designed to fit its beautiful surroundings. Internally, the ground floor comprises; an impressive entrance hall, study with mezzanine library, and a high specification wet room bathroom. The sumptuous lounge area provides access to the open dining room and, via bi-fold solid oak doors, to the newly refurbished Orangerie. The kitchen is beautifully appointed with built in appliances, hidden larder cupboard, granite worktops and a large central island. Leading off the kitchen there is a bar room with double doors leading out to a large patio area, a utility room and a toilet.

The modern oak staircase leads up to a bright and spacious first floor. There are four double bedrooms all with fitted furniture and two full sized well-appointed bathrooms.

Beautifully maintained garden areas, large block paved drive way allowing parking for multiple vehicles. Large double garage to Leisure Suite and detached single garage at the top of the drive. Adjacent to the property is a paddock with detached out building.

Both buildings have ground source heats pumps and there is also a 4kw Solar PV system which heavily reduces running costs. Starlink Internet is installed.

Kings Highway, BB5 2DL

£1,150,000

4

3

6

C

■ Outstanding Barn Conversion Set on Half an Acre

■ Impressive Gym and Swimming Pool

■ Ample Off Road Parking and Multiple Garages

■ EPC Rating C

■ Four Bedrooms

■ Envious Equestrian Potential

■ Tenure Freehold

Ground Floor

Entrance Porch

4'2 x 4'0 (1.27m x 1.22m)

Composite double glazed frosted front door, two UPVC double glazed windows, meter cupboard, tiled flooring and oak single glazed frosted door to hall.

Hall

24'5 x 11'8 (7.44m x 3.56m)

UPVC double glazed window, central heating radiator, spotlights, exposed stone wall, oak doors leading to dining room, lounge, shower room, study, store room and solid oak staircase to first floor.

Shower Room

14'0 x 4'2 (4.27m x 1.27m)

UPVC double glazed frosted window, central heated towel rail, direct feed rainfall shower enclosed with rinse head, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

Study

12'8 x 11'0 (3.86m x 3.35m)

UPVC double glazed window, central heating radiator, wood cladding to ceiling and ladder access to library mezzanine.

Lounge

27'3 x 15'0 (8.31m x 4.57m)

UPVC double glazed window, hardwood single glazed window, two central heating radiators, five feature wall lights, electric burning stone effect fire with marble hearth, stone tiled surround and limestone mantel, television point, open to dining area, single glazed door to kitchen and oakwood bi-folding doors to orangery.

Orangery

26'6 x 15'3 (8.08m x 4.65m)

UPVC double glazed windows, skylight, two Electric Velux windows, central heating radiator, spotlights, wood effect flooring and UPVC double glazed French doors to rear.

Dining Room

18'7 x 12'9 (5.66m x 3.89m)

UPVC double glazed window, central heating radiator, four feature wall lights and oak door to family room.

Family Room

18'0 x 13'11 (5.49m x 4.24m)

UPVC double glazed window, central heating radiator, spotlights, living flame electric fire, television point, wood effect laminate flooring and open to kitchen.

Kitchen

26'0 x 13'3 (7.92m x 4.04m)

Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with granite work surfaces and splashback, inset stainless steel sink and drainer with high spout boiling water mixer tap, integrated electric Lamona oven, combi microwave and warming drawer, five ring Lamona induction hob and extractor hood, integrated Lamona dishwasher, full length fridge and freezer, integrated pull-out larder unit, integrated swing-out pan cupboard, central island with breakfast bar, spotlights, wood effect laminate flooring, single glazed double doors to bar and utility.

Bar

13'5 x 10'7 (4.09m x 3.23m)

UPVC double glazed window, central heating radiator, three feature wall lights, wood effect laminate flooring and UPVC double glazed French doors to rear.

Utility

8'3 x 8'1 (2.51m x 2.46m)

High gloss wall units, solid oak work surfaces, plumbing for washing machine, space for fridge, wood effect laminate flooring, door to WC and solid oak double glazed stable door to side elevation.

WC

5'11 x 2'5 (1.80m x 0.74m)

Vanity top wash basin with mixer tap, dual flush WC, integrated shelving, extractor fan and wood effect laminate flooring.

First Floor

Landing

21'4 x 10'9 (6.50m x 3.28m)

Electric Velux window, central heating radiator, loft access, spotlights, oak doors leading to bedroom three, bedroom four, family bathroom and further landing.

Bedroom Three

14'0 x 12'11 (4.27m x 3.94m)

UPVC double glazed window, central heating radiator, two feature wall lights, loft access and fitted wardrobes.

Bedroom Four

16'0 x 8'6 (4.88m x 2.59m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bathroom

10'7 x 9'3 (3.23m x 2.82m)

Electric Velux window, double electric feed walk-in shower, vanity top wall mounted wash basin with mixer tap, freestanding bath with mixer tap and rinse head, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring with underfloor heating.

Further Landing

17'3 x 9'8 (5.26m x 2.95m)

Electric Velux window, integrated storage, access to eaves, oak doors leading to bedroom one, en suite, bedroom two and linen cupboard.

Bedroom One

14'6 x 13'5 (4.42m x 4.09m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes and loft access.

En Suite

8'1 x 6'0 (2.46m x 1.83m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and rinse head, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

18'6 x 16'4 (5.64m x 4.98m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Linen Cupboard

8'1 x 4'6 (2.46m x 1.37m)

Eave Space One

17'5 x 5'0 (5.31m x 1.52m)

Eave Space Two

16'0 x 10'2 (4.88m x 3.10m)

Gym

28'7 x 14'8 (8.71m x 4.47m)

Two UPVC double glazed windows, UPVC double glazed frosted window, central heating radiator, two integrated changing room units, meter cupboard, tiled flooring, door to shower room, UPVC double glazed French doors to swimming pool and UPVC double glazed French doors to conservatory.

Pool Room

29'3 x 22'7 (8.92m x 6.88m)

Six UPVC double glazed windows, solar panels on roof, six central heating radiators, PVC to ceiling, two extractor fans, six feature wall lights, tiled flooring and pool (18'11 x 11'6).

Shower Room

5'8 x 4'11 (1.73m x 1.50m)

Central heating radiator, electric feed shower enclosed, low basin WC, wall mounted wash basin with electric feed tap, tiled elevations, PVC to ceiling, extractor fan and tiled flooring.

Conservatory

11'1 x 10'4 (3.38m x 3.15m)

UPVC double glazed windows, central heating radiator, polycarbonate to ceiling, tiled flooring and UPVC double glazed door to rear.

Single Garage

18'5 x 14'10 (5.61m x 4.52m)

UPVC double glazed window, double glazed frosted window, power, lighting and electric roller door.

Double Garage

27'3 x 19'2 (8.31m x 5.84m)

Two UPVC double glazed windows, hardwood single glazed window, integrated ground source heat pump for swimming pool, shower room and gym, power, lighting and two electric roller shutter doors.

External

Wraparound gardens with Yorkstone paving, laid to lawn gardens, mature shrubbery, block paved driveway for multiple vehicles, power, lighting, storage outbuilding with integrated ground source heat pump for the house, electric gates, access to double and single garage, external gym, house and access to land.

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