

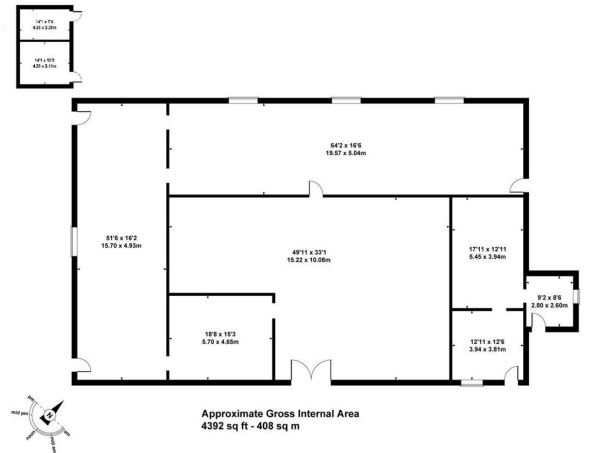


Whins Barn , Sabden, BB7 9HP
£530,000



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Situated on the outskirts of the charming village of Sabden, this traditional stone-built barn offers a rare chance to create a unique home in an idyllic rural setting. Benefiting from full planning permission for conversion into a residential dwelling stretching to approximately 6750 sq ft (627 sq m) and surrounding gardens and up to a further 78 acres of paddock land available by separate negotiation. The property combines rustic charm with endless potential for modern luxury living and further equestrian or smallholding use.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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