



# FOR STARTERS



OFFERS IN EXCESS  
£650,000

## MAIN COURSE

Fancy a move to the country?

Are you drawn to properties with character? Since Lockdown have you decided that you want to move out of the hustle and bustle and are looking for a more tranquil lifestyle? If this sounds like you then take a closer look at this beautiful barn conversion.

What we believe makes this property so special

We all know the term 'Key features' is an overused phrase in the property world, more often than not the features are not 'key' at all and sometimes not even features. Not so with this property. It's safe to say this property has some very significant 'Key features'. Let me tell you about them then you can judge for yourself. It's all about the kitchen. Actually, that's probably a little unfair as this super barn conversion offers a lot more than just the kitchen. That said, it's fair to say that the open plan kitchen/living/dining space is most certainly going to be a significant reason why you'll buy this great property. So, what are the other significant reasons you'll buy this conversion? Could it be the lovely secluded setting in this pretty hamlet? Perhaps it's the 0.8 acre paddock with its own river frontage? Maybe it's the large oak framed home office. As you can see it's really not just about the kitchen.

The barn is believed to date back to the 1800's and was converted in the late '80s. The current owners have skilfully extended and improved the property in their tenure. Sitting on a plot of approximately 0.9 acre the barn is located in the corner of a small courtyard of barns. The accommodation is arranged over two floors and is presented in a contemporary style. Entered via the hall which acts as the central hub this is a great spot to welcome family and friends. The downstairs cloakroom provides the convenience of modern living. To the front is the original part of the barn being the sitting room, this is one of those rooms that immediately helps you relax. You can imagine lighting the fire sitting back with your favourite tippie and get lost in a good book or boxset. Undoubtedly the showpiece of the property is the stunning open plan kitchen/living/dining space. Worthy of any home magazine this room is special. The oak-framed construction complements the barn perfectly. The vaulted ceiling with twin skylights gives real volume to the room and the exposed oak beams are the perfect focal point. The design is fused between traditional and contemporary. With the Oak detailing providing a traditional finish, the glass box fireplace gives the room a contemporary twist. The glazed gable end gives the perfect vantage point to enjoy views over the garden and the enormous sliding door really helps blend the internal and external space wonderfully.

To the first floor are three good sized double bedrooms. The master bedroom is located at the rear so enjoys views of the garden. It also benefits from a refitted en-suite shower room. Fitted with a Duravit suite the walk-in shower is the ideal spot to get you ready for the day. The family bathroom has also been refitted in a contemporary style with Duravit sanitary ware. For those who like a good soak in the tub to relax, the perfectly positioned skylight allows you to stargaze till your heart's content.

Outside

In all the garden and paddock measure around 0.9 acre. The main garden is connected to the barn and is a lovely space in its own right. Being South easterly facing means you'll enjoy the sun for much of the day. The garden is very private and not overlooked. The space has been nicely designed with an extensive sun deck being accessed directly from the back of the property. This, in turn, leads to shaped lawn with mixed borders. To the



rear is another raised deck that gives direct access to your double garage. The garage is located at the rear and accessed via a shared drive. It's worth noting there are two additional parking spaces outside the front of the barn.

The paddock is accessed via a five bar gate and is located at the end of the garage block. Like all of the other improvements the current owners have made, this is no different. Within the paddock is the most amazing home studio. Like the extended sitting room, Oak is the main building material and again it's been designed in a contemporary shape using traditional materials. I genuinely can't think of a better home studio that I've seen in recent years. This space is so versatile. Whether you use it as a home office/studio, a gym, or even just a place to chill out after a long week at work. Whatever your purpose you'll be sure to enjoy the peace tranquility and view that are on offer. From a practical point of view, it's rigged up with power, light, and CAT 5 cabling. For heating, an air conditioning unit has been fitted that can heat and cool. Also within the paddock is a large shed/small stable another perfect place to store canoes etc. Canoes I hear you say! Yes just when you thought you'd heard it all we end with a bang. The paddock joins onto the River Aline giving you a river frontage. I know what you're thinking - it floods. The topography of the land is on an incline so even in the worst storm only part of the paddock has been under some water but it has never reached as far as the studio.



## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - F



EPC  
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South/East



Mains, Electric  
water and drainage  
are connected



New boiler using  
LPG



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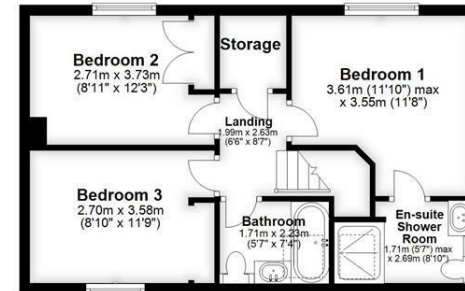
### Ground Floor

Approx. 119.9 sq. metres (1290.9 sq. feet)



### First Floor

Approx. 46.6 sq. metres (501.6 sq. feet)



Total area: approx. 166.5 sq. metres (1792.5 sq. feet)

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