



**** QUITE SIMPLY A BARN OF BEAUTY OFFERED WITH NO UPWARD CHAIN ****

Lex Allan Collection are proud to present Parkmore Farm Barn. This charming detached barn has been meticulously well maintained by the current owners and offers a substantial amount of accommodation inside & out. As soon as you step foot through the door the charm and original features welcome you and is featured throughout the main residence. From vaulted ceilings, exposed beams & stained glass windows, this truly is a must view. The accommodation offer comprises; reception hall, lounge, sitting room, dining room, kitchen/breakfast room, w.c, study, utility, boot room & boiler room. To the first floor is an exceptional gallery landing, master bedroom with en-suite & dressing room, three further bedrooms one with further en-suite & house bathroom. To the rear is a peaceful garden with access to the self contained annex along with double garage to front with additional room above. Cobbled stone drive is provided on road along with access to the double garage. Steps lead to a raised landscaped garden with the continuation of the cobbled path leading to the double doors.

Reception Hall
Floor to ceiling windows allows natural light to flood through, doors off to all accommodation along with the oak framed staircase rising to the first floor, tiled flooring runs throughout the ground floor.

Lounge
18'0" x 17'7"
The real feature is the centred multi fuel burner with exposed brick surround, double glazed windows can be found to the front and rear along with door access leading to the garden.

Sitting Room
17'0" x 9'4"
Double doors open into the garden, wall mounted lights.

Dining Room
18'4" x 13'11"
Opening into the kitchen/breakfast room, double doors lead to the garden.

Kitchen/Breakfast Room
22'3" x 22'0"
Well appointed heart of the home kitchen offering a variety of wall and base units, Granite worksurfaces with Belfast sink with mixer tap, Rangemaster oven with extractor neatly tucked away over, American style fridge/freezer, plumbing for dishwasher, large breakfast island, three double glazed windows.

Boot Room
Doors off to boiler room & access leading to the front of the property.



Boiler Room

Study
13'10" x 11'10"

Double glazed window, door off to utility, wall mounted lights.

Utility
Worksurface with Belfast style sink, plumbing for washing machine and dryer, door off to garden.

W.C
Wash hand basin. w.c.

Gallery Landing
Spacious gallery landing with views off over looking the garden, doors off to all first floor accommodation.

Master Bedroom
17'9" x 11'7"
Vaulted ceiling with charming original features through, door off to en-suite & dressing room, two double glazed windows.

En-Suite
Rolled top edge bath, shower enclosure, pedestal wash hand basin, w.c, double glazed window.

Dressing Room
Double glazed window, central heated radiator.

Hall
Doors off to all additional first floor accommodation.

Bedroom 2
13'10" x 11'7"
Vaulted ceiling, inset wardrobes space, central heated radiator, double glazed window.

En-Suite
Rolled top edge bath, pedestal wash hand basin, w.c, double glazed window, central heated radiator.

Bedroom 3
11'3" x 8'3"
Double glazed window, central heated radiator.

Bedroom 4
8'10" x 8'2"
Double glazed window, central heated radiator.

Bathroom
Rolled top edge bath, pedestal wash hand basin, w.c, double glazed window.



Garden

A true asset is this private and rear garden that is truly ideal hosting summer bbqs with friends and family. Generous patio area with steps leading up to a cobbled path that divides two neat and tidy lawn areas. Picket fence give access to the self contained annex along with secure side access to front.

Self Contained Annex

Welcomed by bi-fold doors to front allows access into the open plenned dining/lounge/kitchen area offering a fully fitted kitchen with electric oven and sink and drainer. To the rear is the bedroom with en-suite off offering shower, wash hand basin & w.c.

Double Garage

19'9" x 19'3"

Two up and over doors to front, power & lighting through, stairs rise to additional space.

Space Over Garage

19'2" x 10'1"

Two skylights, door off to shower room offering, shower, wash hand basin, w.c.

Tenure (Freehold).

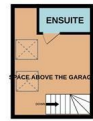
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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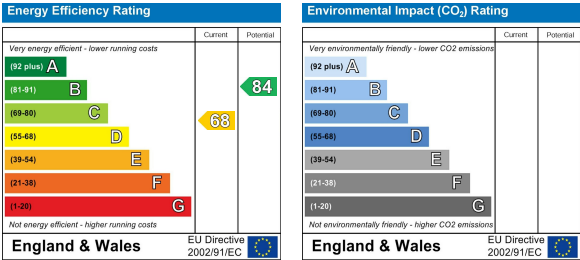
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We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

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The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Council Tax Band G





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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

The Auction House, 87 - 88 St. Johns Road,
Stourbridge, West Midlands, DY8 1EH

info@lexallan.co.uk

01384 379450

www.lexallan.co.uk

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