





This outstanding four-bedroom barn conversion comes complete with a self-contained two-bedroom single storey annexe/bungalow—offering exceptional versatility for modern family life or multi-generational living. The property occupies approximately 1.4 acres and is exuding charm and character throughout. A spacious reception hall with a striking vaulted ceiling creates a memorable first impression, leading to a large dining room that seamlessly connects to a beautifully appointed modern kitchen. Featuring a central island and high-quality integrated appliances, this kitchen is both stylish and functional. The sitting room is bright and inviting, with spectacular views of the gardens. Upstairs, four well-sized bedrooms are arranged off a galleried landing, three of which benefit from en suite bathrooms. The annexe is equally impressive, offering two bedrooms, a comfortable sitting room, a contemporary kitchen, a bathroom, and a dedicated laundry room—ideal for guests, extended family, or even as a rental opportunity. Outside, the property truly shines. Landscaped gardens and private seating areas are perfect for entertaining, with power connections throughout the grounds enhancing the outdoor living experience. A private courtyard provides ample parking. This is a rare opportunity to acquire a truly unique home in an exceptional setting. Internal viewing is highly recommended to fully appreciate all that this remarkable property has to offer.

Entrance Hallway

11' 11" x 10' 3" (3.63m x 3.12m)
High valuted ceiling and exposed beams. With full height and a velux window. Radiator.

Inner Hallway

10' 5" x 5' 2" (3.17m x 1.57m)
Storage cupboard

Cloakroom

7' 3" x 2' 9" (2.21m x 0.84m)
Modern suite, WC, washbasin and shower cubicle with waterfall and handheld shower head. Heated towel rail.

Sitting Room

23' 0" x 21' 11" (7.01m x 6.68m)
Solid wood flooring and feature fireplace with inset electric style log burner. Glazed doors to the dining room.

Dining Room

22' 1" x 19' 1" (6.73m x 5.81m)
French doors leading out to the gardens. Velux window offering natural light and radiators.

Kitchen/Breakfast Room

35' 7" x 14' 9" (10.84m x 4.49m)
Impressive and stylish modern kitchen with a good range of cupboards and feature central island with granite work surface. Large corner pantry cupboard. Built in appliances include oven and microwave, fridge and freezer and dishwasher. The island is home to an inset sink and drainer, induction hob and wine rack along with granite work surface. Overhead ceiling panel with extractor fan and recess lighting. Double doors lead to the patio garden area.

Study

8' 8" x 7' 10" (2.64m x 2.39m)
Dual purpose room with cupboards and inset sink and drainer. Window and radiator.

Utility Room

8' 11" x 6' 6" (2.72m x 1.98m)
Wall and base cupboard units and ample worktop over. Plumbing for washing machine. Cupboard housing oil boiler.

Landing

11' 11" x 11' 10" (3.63m x 3.60m)
Galleried landing area with exposed beams.

Inner Landing

3' 9" x 2' 10" (1.14m x 0.86m)

Principle Bedroom

18' 5" x 12' 2" (5.61m x 3.71m)
Spacious double room with a velux window offering lots of natural light. Radiator.

Walk In Wardrobe

13' 0" x 5' 1" (3.96m x 1.55m)
Built in shelves and loft access.

En-Suite

9' 7" x 9' 6" (2.92m x 2.89m)
Luxury suite comprising of a large vanity unit with granite worktop, illuminated vanity mirror, wash basin and WC. Sunken bath surrounded by beautiful tiles and a separate double shower with waterfall and handheld shower.

Bedroom 4

10' 2" x 9' 8" (3.10m x 2.94m)
Good size room with velux window a storage cupboard and radiator.

Inner Landing

4' 9" x 4' 5" (1.45m x 1.35m)
Steps leading to landing

Bedroom 2

16' 3" x 11' 11" (4.95m x 3.63m)
Spacious double room with velux window and radiator.

En-Suite

11' 0" x 6' 4" (3.35m x 1.93m)
Luxury suite with free standing bath and floor taps. Fitted furniture to include WC and wash basin. Ladder radiator and LED mirror. Attractive wall and floor tiles.

Bedroom 3

13' 8" x 10' 9" (4.16m x 3.27m)
Built in wardrobes a velux window and radiator.

En-Suite

7' 3" x 5' 2" (2.21m x 1.57m)
Modern suite with 'P' shaped shower bath and curved screen. WC and wash basin with cupboards under. Decorative wall and floor tiles. Heated towel rail.

Outside

Gated access leads to the garage and large parking area. Access to a detached timber shed with double doors. Electric car charging point. Concealed oil tank. Double gate access to the grounds.

Grounds

Standing in grounds of about 1.4 acres being laid to lawn with mature hedging and trees enjoying incredible countryside views. Paved patio seating areas adjoin the property with flower beds. A unique sunken seating area with oak sleeper. A jetty overlooking the river.

Summer House/Office

Timber construction being insulated with light and power connected plus internet. Ideal as a gym or office.

Outbuilding/Garage

19' 8" x 9' 10" (6m x 3m)
With barn doors

Self-Contained Cottage Annexe

Inner Hallway to Annexe

9' 10" x 3' 8" (2.99m x 1.12m)
Hallway leading to the self-contained annexe, storage cupboard.

Hallway

25' 7" x 6' 7" (7.79m x 2.01m)
Airing cupboard, window to side and radiator.

Sitting Room

15' 0" x 14' 8" (4.57m x 4.47m)
Lovely room with triple aspect features arch windows. Feature fireplace with wood burner. Front door access. Radiator.

Kitchen/Dining Room

15' 5" x 8' 0" (4.70m x 2.44m)
Modern shaker style kitchen with matching wall and base cupboard and drawer units, inset sink and drainer. Induction hob with built in electric oven and extractor over. Space for full fridge freezer, window to front and radiator.

Laundry Room

8' 3" x 4' 7" (2.51m x 1.40m)
Wall and base cupboards and ample work top over. Plumbing for washing machine and dishwasher and space for tumble dryer. Separate door access to the driveway. Radiator.

Bedroom 1

11' 6" x 9' 10" (3.50m x 2.99m)
Generous double room with window to front, door to bathroom. Radiator.

Bedroom 2

11' 5" x 8' 11" (3.48m x 2.72m)
Good size double with window to front and radiator.

Bathroom

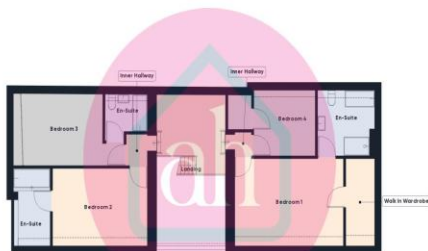
8' 9" x 5' 7" (2.66m x 1.70m)
Suite comprising of WC, wash basin and bath with electric shower over. Radiator

Agent's Note

The property benefits from 3702.79sqft



Ground Floor



Floor 1

Approximate total area⁽¹⁾

3447.36 ft²

Reduced headroom

94.27 ft²

(1) Excluding balconies and terraces

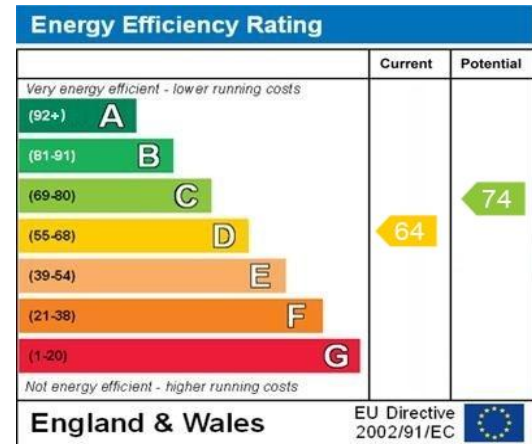
Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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