

# The Hayloft Sheriffs Lench

Offers Over: £735,000

- Exquisite barn conversion
- Annex / home gym
- High quality finish throughout
- Adorned in exposed beams and features
- · Generous plot size perfect for entertaining
- Views over rural countryside
- Double garaging
- \*\*360 WALK THROUGH TOUR\*\*



# The Hayloft Sheriffs Lench

Offers Over: £735,000

\*\*EXQUISITE 4 BEDROOM BARN CONVERSION IN THE EVER POPULAR SHERIFFS LENCH, BOASTING A GENEROUS SIZED PLOT, VIEWS OVER RURAL COUNTRYSIDE, ANNEX / HOME GYM / OFFICE, DOUBLE GARAGING AND MORE\*\* Internally the property boasts a fabulous high quality kitchen diner, lounge, study, utility room, and downstairs wc. 4 bedrooms (with the option to create a 5th) above, 2 ensuites, with one of which being a decadent master suite plus a family bathroom. Externally the property has ample off-street parking for 4 cars and a beautiful generous sized lawned and bordered private garden that is just perfect for entertaining.

#### **Front**

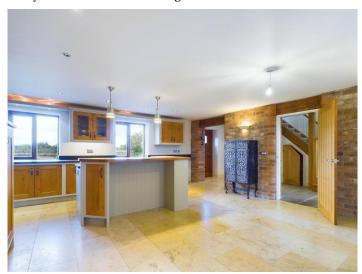
Property is approached via a gravel driveway with ample parking for 4 cars and surrounded by mature scrubs and trees

# Entrance Hallway

Flagstone floor underfoot, doors leading to lounge, kitchen diner, we and stairs to first floor.

# Kitchen/Diner

Stone underfoot, fully fitted kitchen with breakfast bar island.- mix of oak wall and base units, granite worktop with integrated Smeg range cooker with a 6-ring gas (LPG) hob and grill, Bosch microwave, fridge, freezer and wine rack and doors leading to utility room and out to the rear garden.



# **Utility room**

Stone floors underfoot. Oak base units and integrated wash hand basin with mixer taps.

#### **Downstairs WC**

Stand alone wash hand basin, low flush wc.

# Lounge

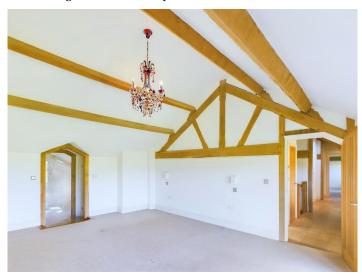
Oak floors, multifuel burner, feature fire and surround. French patio doors leading to garden.

# First Floor Landing

Exposed beams and features. Doors to 4 bedrooms and family bathroom.

# Master Bedroom / Bedroom 1

Fabulous master suite, high ceilings, exposed beams, carpet underfoot and full-length picture windows with outstanding rural views over garden and countryside.



#### Master ensuite

Fully tiled ensuite with feature walk in shower, w/c and wash hand basin.

#### Bedroom 2

Carpet underfoot, exposed beams and door to ensuite

#### Bedroom 2 ensuite

Fully tiled, walk in shower, bath, low flush wc and wash hand basin.

#### Bedroom 3

Carpet underfoot and exposed beams.

#### Bedroom 4

Carpeted flooring and exposed beams.

# **Family Bathroom**

Fully tiled, walk in shower and bath, low flush wc and wash hand basin.

# **Double Garage**

Integral, roller doors, electric and lighting.

# Annex / Home Gym / Office

Studio with separate access and staircase rising to the first floor – fabulous sized rooms with far reaching views, impressive ceiling height and a wc, currently used as a home gym but could be converted into an annex.

### Garden

Perfect for entertaining - generous sized, lawned with tastefully planted borders and picket fence to the rear. with views over rural countryside.

Tenure: Freehold

Council Tax Band: G

### **Broadband and Mobile Information**

Broadband and Mobile Information To check broadband speeds and mobile coverage for this property please visit: https://www.ofcom.org.uk/phones-telecoms-and-

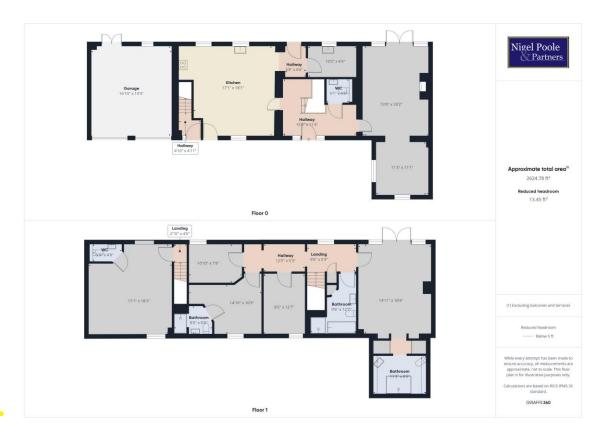
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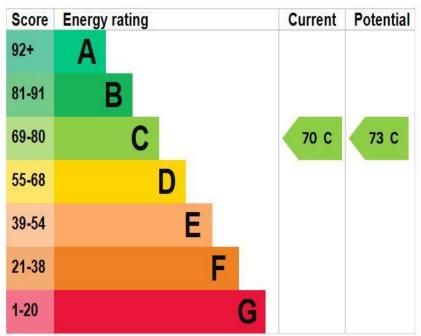












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