



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**

Nigel Poole
& Partners

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****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, wc 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-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR11 4SN





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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N446 Ravensworth 01670 713330

