

Barn Conversion

# WEST BARN, AMERY LODGE FARM, NORTH LITTLETON, WR11 8QY

Asking Price  
**£825,000**

## FEATURES

- Village Location
- Four Double Bedrooms
- Ensuite To The Master
- Large Well Established Garden
- Exposed Beams
- Underfloor Heating
- Gated Vehicle Access to the Rear Garden and Stable.
- Two Garages and Off Road Parking for 6/7 vehicles
- Council Tax Band - E
- Energy Performance Rating - C



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BEAUTIFUL BARN  
CONVERSION



# 4 Bedroom Barn Conversion located in Evesham

## Entrance Hall

13'8" x 17'6"

Double glazed stable doors to the front and rear aspect, double glazed window to the rear aspect, telephone point, 'Karndean' flooring with underfloor heating, stairs to the first floor, double doors lead to Sitting Room and leads to Kitchen/Diner.

## Sitting Room

20'8" x 20'9"

Double glazed windows to front aspect and side aspect, TV point, fitted carpet, two single panel radiators, new 'Hunters' large wood burner and two clad false beams.

## Kitchen/Diner

19'7" x 15'2"

Double glazed windows to the rear aspect, double glazed 'French' doors to the rear aspect, 'Karndean' flooring with underfloor heating, 'Quooker' boiling tap, built in 5 ring gas hob, two self cleaning, pyrolytic 'Neff' electric ovens, 'Bosch' built in fridge, space for fridge freezer, range of wall and base units with 'White Starlight' work surface over. Island with 'White Starlight' work surface, 'Belfast' style sink and drainer grooves, extractor fan, spotlights and leads to Utility.

## Walk In Pantry

6'4" x 5'2"

Base units and shelving, spotlights and 'Karndean' flooring. No underflooring heating to enable the pantry to stay cool.

## Utility Room

10'1" x 7'6"

Double glazed window to the side aspect, range of wall and base units with 'White Starlight' work surface over, sink with drainer and mixer taps, splashback, extractor fan, space for washing machine and tumble dryer. 'Karndean' flooring with underfloor heating and leads to Downstairs WC.

## Downstairs WC

2'7" x 5'4"

Spotlights, extractor fan, 'Karndean' flooring with underfloor heating, dual flush low level WC and wash hand basin in vanity unit.

## Landing

Two double glazed windows to the front aspect, two single panel radiators, spotlights, fitted carpet and drop latch doors leading to all first floor rooms.

## Bedroom One

10'7" x 21'4"

Double glazed windows to the rear aspect, two 'Velux' roof lights to rear aspect, two single panel radiators, spotlights, fitted carpet, prop latch door which leads to Ensuite and vaulted ceilings with exposed beams and brick work.

## Ensuite

Obscure double glazed windows to the rear aspect, 'Karndean' flooring, spotlights, heated towel rail, extractor fan, bidet, dual flush low level WC, wash hand basin in vanity, freestanding bath with central taps, double 'Rainfall' shower cubicle and exposed beams.

## Bedroom Two

10'6" x 20'8"

Double glazed windows to the front and rear aspects, two single panel radiators, spotlights, fitted carpet and exposed beams.

## Bedroom Three

10'7" x 16'6"

Double glazed windows to the rear aspect, single panel radiator, spotlights, fitted carpets, exposed beams. Loft access with ladder, part boarded with boiler and power and lighting.

## Bedroom Four

10'5" x 15'3"

Double glazed windows to the rear aspect, single panel radiator, spotlights, fitted carpet and exposed beams.

## Bathroom

9'8" x 5'5"

3 piece white suite comprising of a dual flush WC, wash hand basin in vanity with splashback and separate double shower. Heated towel rail, spotlights, extractor fan and 'Karndean' flooring.

## Front Aspect

Storm porch, courtesy lighting, cold water tap and gravelled area for pots.

## Rear Aspect

Within a plot of three quarters of an acre, a well established enclosed garden with laid to lawn, raised beds and borders made of sleepers, patio area, side gated access, courtesy lighting, cold water tap, green house, three raised kitchen gardens, deliberately maintained 'wild' areas for nature, stable, plum tree, elderflower tree, two garages with double doors, power and lighting. Gated vehicular access into the rear garden and off road parking for 6+ vehicles.

### Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

### Council Tax Band

Currently tax band 'E' this is subject to change during the conveyance if the property has been extended since 1st April 1991

### Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

### NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect



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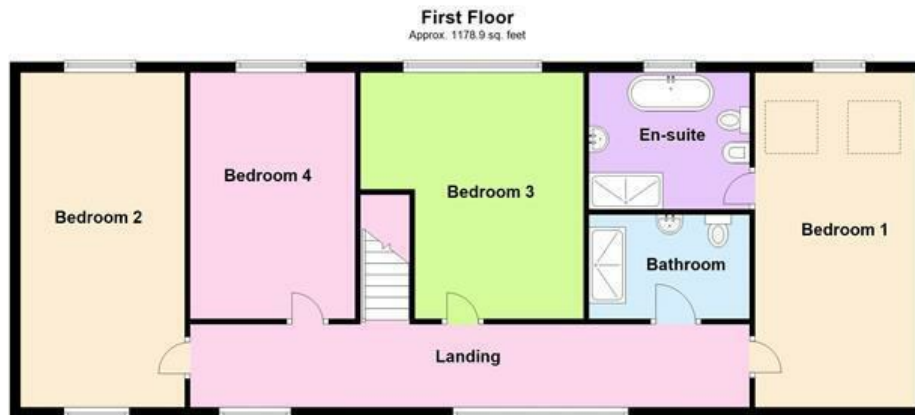
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Council Tax Band

C

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Total area: approx. 2357.9 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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