



VENTURE  
PLATINUM



Preston Lane | Preston Le Skerne  
£725,000





Nestled in the serene surroundings of The Stables, East Farm, Preston Le Skerne, this remarkable barn conversion offers a unique blend of modern living and rustic charm. This extended four-bedroom property has been architecturally designed and fully rebuilt, ensuring that every corner of the home is both stylish and functional.

Upon entering, you will be greeted by three generous reception rooms, providing ample space for relaxation and entertaining. The deceptively spacious accommodation is perfect for families or those who enjoy hosting guests. The main bedroom is a true retreat, featuring a dressing room and an en-suite bathroom, offering a private sanctuary to unwind after a long day.

The property boasts three well-appointed bathrooms, ensuring convenience for all residents and visitors. The double garage is an added bonus, complete with useful office space above, making it ideal for those who work from home or require additional storage.

Outside, the property offers parking for up to four vehicles, a rare find in such a tranquil setting. The location is conveniently situated close to the A167, providing easy access to nearby towns and amenities while still allowing for a peaceful lifestyle.

This barn conversion is not just a home; it is a lifestyle choice, offering a perfect balance of comfort, space, and modern design in a picturesque setting. Whether you are looking for a family home or a peaceful retreat, this property is sure to impress.

#### **Lounge/Kitchen/Diner 5.79m x 4.83m (19' x 15'10)**

Entrance into a open plan room of which runs to the front and side of the property. With deceptively spacious living accommodation having a fantastic kitchen with a range of wall, floor and drawer units, contrasting work surfaces, breakfast bar area, Aga cooker.feature flooring with under floor heating, velux window

#### **Main Lounge/Dining Room 11 x 6 (36'1" x 19'8")**

Situated both to the front and rear with double glazed windows to the rear elevation, double glazed french style doors to the front, under floor heating, wood burner and, store cupboard.

#### **Inner Lobby**

With access to downstairs rooms.

#### **Utility 1.02m x 3.58m (3'4 x 11'9)**

Situated to the side. With integrated oven and hob overhead extrator unit, under floor heating, plumbing connections for automatic washing machine. Access leading into boot room.

#### **Boot Room 1.83m x 1.83m (6' x 6')**

Situated to the rear. With back door.

#### **Bedroom Three 4.32m x 4.65m (14'2 x 15'3)**

To the rear ground floor, a fantastic sized double guest bedroom with fitted robes, double glazed window and underfloor heating.

#### **Jack and Jill En-suite**

Situated between bedrooms 2 and 3. Comprising panelled sunken bath with over head shower attachment, shower within cubicle, low level w,c, wash hand basin, heated towel rail, tiled flooring with underfloor heating and double glazed window.

#### **Bedroom Four**

Situated to the rear, ground floor having been recently constructed with double glazed door, window, walkin wardrobe and access into the en-suite.







#### Bedroom Two 3.61m x 3.35m (11'10 x 11')

Situated to the rear, ground floor, with fitted wardrobes, double glazed window and under floor heating.

#### En-Suite

A newly fitted suite comprising double walkin shower set within a cubicle, low level w.c. wash hand basin set within a vanity unit, fully tiled walls and floor and velux window.

#### First Floor

Landing. With study area with velux window.







#### Bedroom One 5.31m x 5.31m (17'5 x 17'5)

Situated to the front. With fantastic views over open countryside with feature double glazed window and velux window.

#### Dressing Room

#### En-Suite Bathroom

With a sunken bath, shower within cubicle, towel rail heater, low level wc, wash hand basin. shaver points and velux window.

#### Media Room/Playroom

Recently constructed with valuted ceiling and french doors to the front and rear.





### Externally

The property can be located off a single tarmacked lane within a tranquil setting, having excellent off street parking facilities leading to a DOUBLE GARAGE with up and over electric doors and additional access door. Spacious office above garage with lighting and own separate power and heating. Wood store and dog kennelling, with landscaped gardens to front, side and rear.

OUTSIDE LIGHTING AND SOCKETS - SEATING ENTERTAINING GLAZED AREAS

### Tenure

Freehold

### Property Details

Local Authority: Durham

Council Tax Band: F

Annual Price: £3,685

Conservation Area: No

Flood Risk: Very low

Floor Area: 2,486 ft 2 / 231 m 2

Plot size: -

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Satellite / Fibre TV Availability

BT

Sky

### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

Double Garage & Office Above









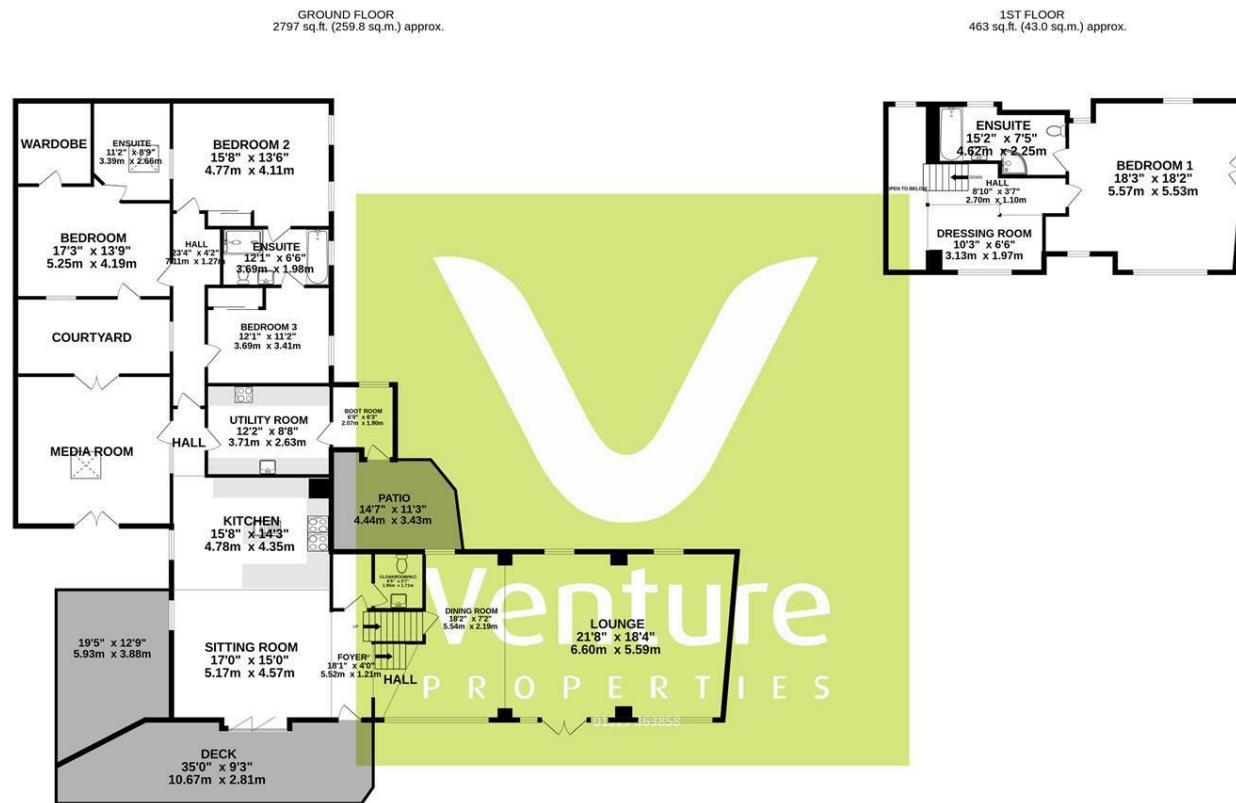








# East Farm Preston Lane | Preston Le Skerne



TOTAL FLOOR AREA : 3260 sq.ft. (302.8 sq.m.) approx.

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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