

# Harper & Co

Estate Agents Ltd

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## Cowpen Bewley, Billingham, TS23 4HS

For Sale With The Advantage Of No Onward Chain & Vacant Possession - Nestled In The Picturesque Village Of Cowpen Bewley, The Barn At Orchard Farm Presents A Remarkable Opportunity To Acquire A Stunning Detached House That Beautifully Combines Modern Living With Rustic Charm. This Versatile Barn Conversion, Built In 2001, Boasts An Impressive 2,270 Square Feet Of Thoughtfully Designed Space, Making It Ideal For Families Or Those Seeking A Peaceful Retreat.

Upon Entering, You Will Be Greeted By The Character And Charm That This Property Exudes, Featuring Exposed Beams And Brickwork That Add A Touch Of Warmth And History. The Spacious Kitchen And Dining Area Serve As The Heart Of The Home, Perfect For Entertaining Guests Or Enjoying Family Meals. With Two Inviting Reception Rooms, There Is Ample Space For Relaxation And Socialising, Ensuring That Everyone Can Find Their Own Nook To Unwind.

The Property Comprises Five (Potentially Six) Well-Proportioned Bedrooms, Including A Master Suite Complete With An En-Suite Bathroom And A Dressing Room, Providing A Private Sanctuary For The

**Offers over £550,000**

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- For Sale With The Advantage Of No Onward Chain & Vacant Possession
- 27ft Open Plan Kitchen Diner With Beautiful Beams & Oak Hardwood Flooring
- Spacious Family Bathroom With White Suite & Separate Shower Cubicle
- Extensive Gated Driveway Providing Off Road Parking For Multiple Vehicles
- Generous Plot With 2270 ft2 Of Internal Floor Area & 1/2 An Acre Of Land
- 20ft Living Room With Log Burner, Exposed Brickwork/Beams & Doors Leading Outside
- Lapsed Planning Permission Granted To Build A 3 Car Detached Garage To The Rear
- Entrance Porch & Spacious Hallway, Separate Utility Room & Guest WC
- Master Bedroom With En-Suite Shower Room & Walk-In Dressing Room
- High Level Of Privacy To The Front & Rear Aspect Overlooking Greenery

### Full Description

### Location

### Note

### Disclaimer

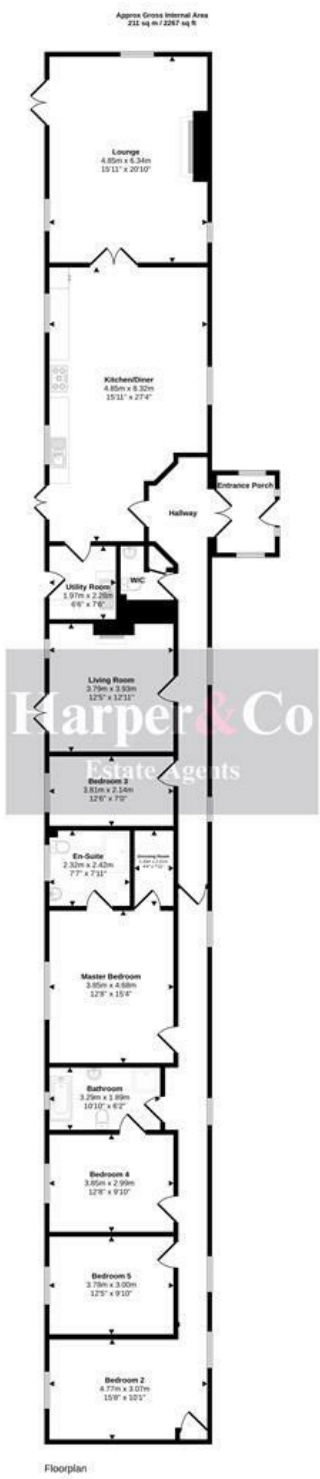


### Directions





Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. None of them such as bathroom suites are representations only and may not look like the real items. Made with Matter Energy 2021.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

