



HIGH STREET, MAXEY, PE6 9EB
£345,000 FREEHOLD

A charming, detached stone barn conversion, set back from the roadway at the entrance of the ever-popular village of Maxey, enjoying a generous southerly facing plot of 0.26 acre (STMS). Full of character with vaulted ceilings and exposed timber beams, brick herringbone flooring and cast wood burner, a truly rare home sold with no upward chain.

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ACCOMMODATION

Set back from the roadway, across the gravel driveway and up to the attractive stone façade, with entrance door opening through to:

SITTING ROOM

22'3 x 11'7 a beautiful living space with high vaulted ceiling and exposed timber beams, with French doors to the rear aspect and further door to the side, exposed stonework and attractive cast wood burner, radiator, power points and brick herringbone floor.

KITCHEN DINING

14'7 x 14'2 (min) 18'4 (max, into lobby) character and charm continue through into the kitchen dining room with vaulted ceiling and French doors to the rear aspect, dual Velux windows to the rear, exposed timber beams, comprising a range of base and eye level storage units, incorporating roll edge work surface with sink inset, integrated double oven and four

ring hob, plumbing and space for washing machine, fridge freezer space, plumbing and space for dishwasher, tiled splashbacks, radiator, power points, open shelving and quarry tiled floor, recessed boiler cupboard housing wall mounted combination boiler (LPG)

INNER HALL

With tiled flooring, exposed timber mantle and ceiling spotlights.

SHOWER ROOM

Comprising a three suite, low level WC, wash hand basin set in vanity unit and double shower cubicle with rain shower over, radiator, ceiling spotlights, tiled splashbacks and tiled flooring.

BEDROOM

9'4 x 8'4 with vaulted ceiling and exposed timber beams, with window and Velux to the side aspect, radiator, power points and wood effect flooring.

BEDROOM

13'3 x 11'5 with vaulted ceiling and exposed timber beams, with

window and Velux to the side aspect, dual radiators, power points and wood effect flooring.

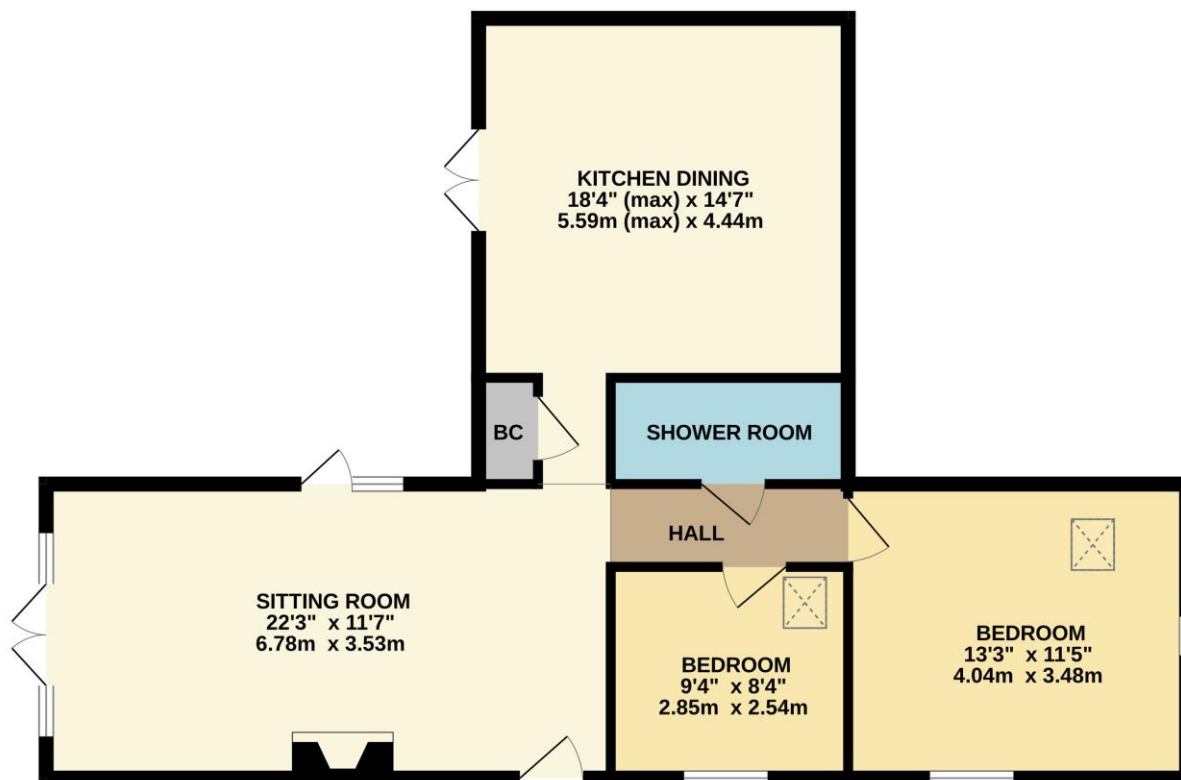
OUTSIDE

Located in the ever-popular village of Maxey, at the entrance of the village and set back from the roadway along a gravel driveway which opens to off road parking for three to four vehicles. The plot in total stretches out to around ¼ acre (STMS) the side and rear gardens are mainly enclosed by fencing and hedging, long lawns with mature trees and space for sectional shed, patio seating, shrub borders and Flo Gas LPG tank.



GROUND FLOOR

782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F		
1-20	G	11 G	



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