



## 5 Blackmires Farm Mews

- THREE BEDROOM BARN CONVERSION
- BEAUTIFUL FAMILY HOME
- SPACIOUS LIVING SPACE
- PRIVATE GARDEN

**Offers In Region Of £365,000**  
EPC Rating '76'





## Property Description

### DESCRIPTION

A beautifully presented three-bedroom barn conversion offering a perfect blend of character charm and modern family living. Set within a desirable courtyard setting, this attractive stone-built home features spacious and light-filled accommodation throughout, with exposed beams, stylish interiors and a private landscaped garden.

The welcoming entrance leads into a contemporary fitted kitchen with quality units, solid worktops and a striking range cooker, ideal for everyday family life and entertaining. The generous lounge provides a warm and inviting space with a feature fireplace and patio doors opening directly onto the rear garden, creating excellent indoor-outdoor flow. A separate dining room offers additional flexibility for formal dining or home working.

Upstairs there are three well-proportioned bedrooms, including a spacious principal bedroom with additional storage and pleasant garden views, alongside a beautifully appointed modern house bathroom featuring a freestanding bath and separate walk-in shower. The



property also benefits from a fully boarded loft, spanning the full size of the home and accessed via the upstairs landing, providing excellent additional storage space.

Externally, the property enjoys a charming enclosed rear garden with attractive planting, patio seating areas and useful covered parking space.

This stunning barn conversion offers character, space and practicality in equal measure, making it an ideal family home in a sought-after location.

#### FRONT ENTRANCE

A welcoming entrance begins with a useful enclosed room providing the perfect space for coats, shoes and everyday practicality before leading into the main hallway. The spacious inner hallway beautifully presented, featuring warm wooden flooring and stylish internal doors that enhance the sense of light and flow through the home. The central space creates an impressive first impression and provides access to the main living accommodation, setting the tone for the character and quality found throughout the property.

#### KITCHEN

A stylish and well-appointed kitchen fitted with a range of modern cream shaker-style wall and base units, complemented by solid wood work surfaces and contrasting tiled splashbacks. The standout feature is the striking range-style cooker with extractor hood above, creating a fantastic focal point ideal for those who enjoy cooking and entertaining. Additional integrated and under-counter appliance space provides excellent practicality, while the farmhouse-style sink adds further character and charm. The kitchen offers a bright and functional layout with ample storage and preparation space, perfectly suited for modern family living, further enhanced by the comfort of underfloor heating.



#### LIVING ROOM

A spacious and inviting living room, beautifully presented with warm wooden flooring and a stylish feature fireplace, creating a cosy focal point for the room. Large patio doors provide plenty of natural light and direct access to the private rear garden. There is ample space for comfortable seating and entertaining, making it an ideal room for both everyday living and hosting guests.

#### DINING ROOM

A bright and well-proportioned dining room offering ample space for a family dining table and chairs, ideal for both everyday meals and entertaining. The room benefits from plenty of natural light, tiled flooring for practicality and a pleasant outlook into the rear garden. Conveniently positioned adjacent to the kitchen and living areas, it provides a functional and sociable dining space, further enhanced by the comfort of underfloor





heating.

#### DOWNSTAIRS TOILET

A convenient and neatly presented downstairs cloakroom fitted with a WC and hand wash basin. The space features tiled flooring for practicality and easy maintenance, making it ideal for everyday use and guests. Functional and well-positioned within the home, it provides an essential addition to modern family living.

#### MASTER BEDROOM

A spacious and well-proportioned master bedroom featuring ample room for a double bed and additional bedroom furniture. The room benefits from plenty of natural light, fitted carpet and attractive exposed ceiling beams that add character and charm. There is also a walk-in wardrobe, providing practical storage and enhancing the functionality of this comfortable principal bedroom space.



#### BEDROOM 2

A bright and well-proportioned second bedroom benefiting from plenty of natural light, fitted carpet and attractive exposed ceiling beams that add character and charm. There is ample space for bedroom furniture, making this a practical and comfortable additional bedroom.

#### BATHROOM

A spacious and stylish bathroom featuring a freestanding bath, separate walk-in shower, WC and hand wash basin. The room benefits from high ceilings with exposed beams, tiled flooring and a bright, airy feel throughout. Well-proportioned and practical, this impressive bathroom offers both comfort and functionality for everyday family living, further enhanced by the comfort of underfloor heating.



#### BEDROOM 3

A well-presented third bedroom offering flexibility as a single bedroom, nursery, dressing room or home office. The room benefits from fitted carpet, natural light and attractive exposed ceiling beams. Practical in size and versatile in use, it provides an ideal additional room to suit a variety of needs.

#### EXTERIOR

Externally, the property benefits from a front courtyard style entrance with stone paving and allocated parking nearby, creating an attractive and welcoming first impression. To the rear is a beautifully maintained enclosed garden featuring paved pathways, well-stocked planted borders and a peaceful seating area, offering an ideal space for relaxing or outdoor entertaining. There is also the added benefit of a private parking area.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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