





The Manor Stables Louth Road, East Barkwith

£415,000 Freehold

Stunning Barn Conversion • Popular Village Location • Immaculately Presented • Recently Renovated • Spacious Accommodation • Landscaped Gardens with Garden Room • Double Garage & Gated Driveway • Annex - Ready for Conversion • 3 Phase Electrics • Viewing Advised to Fully Appreciate



STUNNING DETACHED BARN CONVERSION! Recently Renovated and finished to a high standard. Comprising open plan living, kitchen dining room, 3 bedrooms, ensuite and bathroom. With stunning courtyard garden, landscaped rear gardens, extensive gated driveway and double garage, with 2 storey annex providing more potential for development! VIEWING ADVISED TO FULLY APPRECIATE
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E

Open Plan Living Kitchen Dining
42' 10" x 15' 4" (13.05m x 4.68m)

Kitchen Dining
a range of fitted wall and base units, central island with breakfast bar, space for fridge freezer, modern multi-fuel range stove with back boiler, 4 ring hob, electric oven, ceramic sink unit, tiled flooring, underfloor heating, double glazed window to front aspect and double doors to courtyard

Living Area
double glazed picture window to front aspect and underfloor heating

Utility Room
5' 9" x 9' 9" (1.76m x 2.97m)
a range of fitted storage, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, hot water cylinder, wall mounted electric boiler and tiled flooring

Hallway
3' 3" x 15' 11" (0.98m x 4.85m)
double glazed window to front aspect, laminate flooring and underfloor heating

Bedroom 1
15' 0" x 11' 8" (4.56m x 3.55m)
2 double glazed windows to front aspect, double glazed window to rear aspect and radiator

Ensuite
8' 4" x 4' 11" (2.54m x 1.49m)
3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, tiled splash backs, tiled flooring, underfloor heating, heated towel rail and double glazed window to side aspect

Walk In Wardrobes
6' 4" x 5' 1" (1.94m x 1.54m)
a range of fitted storage

Bedroom 2
8' 10" x 15' 5" (2.69m x 4.69m)
double glazed window to rear aspect, sky light and radiator

Bedroom 3
11' 4" x 10' 6" (3.45m x 3.21m)
uPVC entrance door, radiator and laminate flooring

Bathroom
6' 4" x 9' 9" (1.93m x 2.98m)
4 piece suite comprising low level WC, hand wash basin, panelled bath, shower cubicle, tiled splash backs, tiled flooring, underfloor heating and heated towel rail

Annex
2 Storey building currently used as storage; ready for conversion into what ever you require (sts), be it separate living accommodation for friends and family or home offices. Providing so much potential already having; power, lighting and water.









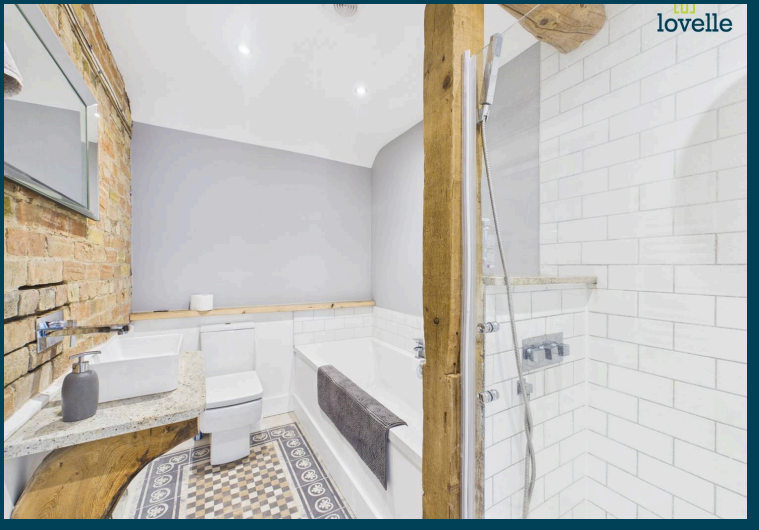














GARDEN

to the rear of the property, being mostly laid to lawn, with block paved seating area and garden room

YARD

central courtyard garden being mostly laid to patio with planted shrubs, seating areas and outdoor kitchen

DOUBLE GARAGE

1 Parking Space

electric up and over door, power, lighting, uPVC entrance door and double glazed window to side aspect

DRIVEWAY

1 Parking Space

extensive gated driveway providing ample off road parking for a number of vehicles



Ground Floor Building 1



Ground Floor Building 2

Floor 1 Building 2



Ground Floor Building 3

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Approximate total area(1)

2240 ft²

208.1 m²

Reduced headroom

42 ft²

3.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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