





Guide Price
£725,000

Situated in a wonderful courtyard location this deceptively spacious three bedroom barn conversion stands on a good sized plot and enjoys views over the surrounding countryside. The barn has been very well maintained throughout and benefits include a refitted kitchen/dining room, separate sitting room, en suite bathroom and shower room, downstairs cloakroom and a double carport.

Property Description

ENTRANCE

Part glazed door to:

ENTRANCE HALL

Stairs rising to first floor with storage cupboard below, radiator, further storage cupboard.

CLOAKROOM

Double glazed window to rear aspect. Low level WC, wash hand basin, part tiled walls, unit dresser with shelves, cupboard, radiator.

LOUNGE

A double aspect room with double glazed windows to side and rear aspects and double glazed door to patio. Two radiators.

KITCHEN/DINING ROOM

A double aspect room with double glazed windows to front and rear aspects. Fitted with a range of both floor and wall-mounted units with work surface over, island with floor cupboards, wine rack, one and a half bowl stainless steel sink unit, built-in double oven incorporating microwave and hob with extractor fan over, integrated dishwasher and washing machine, America style fridge/freezer, two radiators, double glazed door to garden.

LANDING

Built-in cupboards.

BEDROOM ONE

Double glazed window to front aspect. Radiator, built-in cupboard and further eaves storage cupboards and loft access.

EN-SUITE

Comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, part tiled walls, radiator, tiled floor.

BEDROOM TWO

Double glazed window to side aspect. Radiator, built-in wardrobe and further built-in cupboard, door to en suite.

EN-SUITE

A Jack-and-Jill en-suite with tiled shower cubicle, pedestal wash hand basin, low level WC, vanity cupboard with mirror part tiled walls, radiator, double glazed windows to side and rear aspects.

BEDROOM THREE

Double glazed window to rear aspect. Radiator, door to en-suite.

OUTSIDE

DOUBLE CARPORT

Providing covered parking for two cars with timber storage shed, outside tap with hosepipe reel, loft storage and ladder, electricity and lighting, door to garden.

REAR GARDEN

Extending to the side and rear of the property the gardens are mainly laid to lawn with paved patio area, all enclosed by post and rail fencing and hedging, timber storage shed, summerhouse, oil fired boiler and oil storage tank, personal door to carport, two outside lights and cold water tap.



The Swallow Barn



Approximate Total Area
1344 sq ft / 125 sq m

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	69	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1248261)

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