



The Pine

Situated within the attractive setting of Jock Hedge Country Park, this beautifully presented three-bedroom, single-storey barn conversion forms part of an attractive collection of cottages and barn conversions, sympathetically created from former farm buildings.

The property benefits from solid oak flooring, latch doors and treated beams throughout, oil-fired central heating and a well-considered layout, ideal for those seeking convenient single-storey living. The open-plan lounge and dining area provides a welcoming space for relaxation and entertaining, with French doors open onto a covered patio and enclosed garden, creating a lovely connection between the indoor and outdoor living spaces. A modern fitted kitchen complements the accommodation, alongside three beautifully appointed bedrooms, including a master bedroom with en-suite facilities, and a luxurious four-piece bathroom suite featuring both a separate shower enclosure and a freestanding slipper bath.

The property is approached over an impressive tree-lined driveway and includes two allocated parking spaces within a shared gravel driveway, and its own private, enclosed garden together with a brick garden studio included in the sale which houses a hot tub.

Offered for sale with no onward chain, this distinctive home presents an appealing opportunity to enjoy the unique charm of a converted rural property with the benefit of thoughtfully designed and fitted accommodation.

EPC – TBC

Council Tax Band – TBC

Freehold



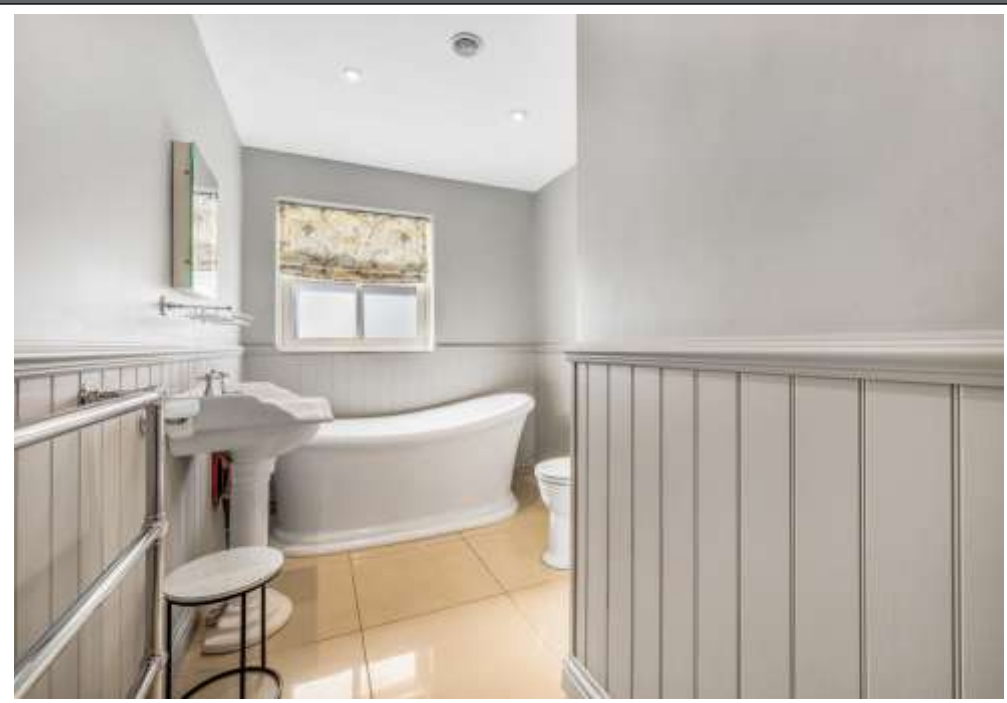
Open-Plan Lounge Diner – 5.58m x 4.36m (18'4" x 14'4") Bi-folding doors open into this welcoming living space, where oak flooring and exposed ceiling beams create a characterful setting for relaxing and entertaining. LED lighting complements the room, which offers ample space for both lounge and dining furniture. A further set of bi-folding doors opens onto the covered dining area and garden beyond, whilst a door leads through to the kitchen.

Kitchen – 4.05m x 2.39m (13'3" x 7'10") Fitted with an attractive range of Shaker-style cupboards and drawers at base and eye level, complemented by solid granite work surfaces, an inset ceramic sink and splashback tiling. Integrated appliances include a fridge, freezer, electric hob with extractor above, twin electric fan ovens and a dishwasher. A double-glazed window to the side aspect, LED spotlights and a continuation of the oak flooring complete the room.

Bedroom One – 4.10m x 3.37m (13'5" x 11'1") A characterful double bedroom with a double-glazed sliding sash window to the rear aspect, oak flooring, exposed ceiling beams and a radiator. Double doors open into the private en-suite shower room providing convenient private shower and WC facilities.

Bedroom Two – 3.80m x 3.37m (12'6" x 11'1") A further double bedroom featuring a double-glazed sliding sash window to the rear aspect, oak flooring, exposed ceiling beams and a radiator.

Bedroom Three – 4.37m x 2.60m (14'4" x 8'6") This versatile double bedroom has a double-glazed sliding sash window, oak flooring, exposed ceiling beams and a radiator.



Bathroom - A beautifully appointed bathroom with a four-piece suite comprising a freestanding slipper bath, a fully tiled walk-in shower with fixed rainfall shower fitting and additional shower hose, a low-level WC and a pedestal wash basin. Part tongue-and-groove wall panelling and tiled flooring complement the suite, with a double-glazed window to the front aspect, LED spotlights and a heated towel rail completing the room.

Outside The property benefits from two allocated parking spaces, together with additional visitor parking within the generous gravel parking area serving the adjacent cottages. A side gate leads into the enclosed rear garden, which is bordered by timber fencing and predominantly laid to lawn. Young trees enhance the attractive countryside setting and provide a degree of privacy, whilst a pathway leads to the brick-built garden studio. The covered dining area provides a sheltered space for enjoying the garden and entertaining outdoors.

Garden Studio / Spa Room – 4.89m x 3.65m (16'0" x 12'0") A versatile outbuilding offering potential for a variety of uses, including a home office, gym or garden room. The studio currently houses a hot tub, which is included in the sale.

Approach and Access The property is approached via Jock Hedge Lane, a long, private, tree-lined and illuminated driveway leading into the country park. Purchasers will benefit from a right of access over the driveway, which will remain in the ownership of the current owners, who will retain responsibility for its maintenance.

Additional Information The property benefits from oil-fired central heating and a private drainage system shared with the adjacent Lilac and Rose Cottages. The owners of all three properties will share responsibility for the emptying and maintenance of the septic tank.





Total area: approx. 103.8 sq. metres (1117.8 sq. feet)

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