

Tudor Barn, Sion Hill Court, Sion Hill, Wolverley, DY10 2YY

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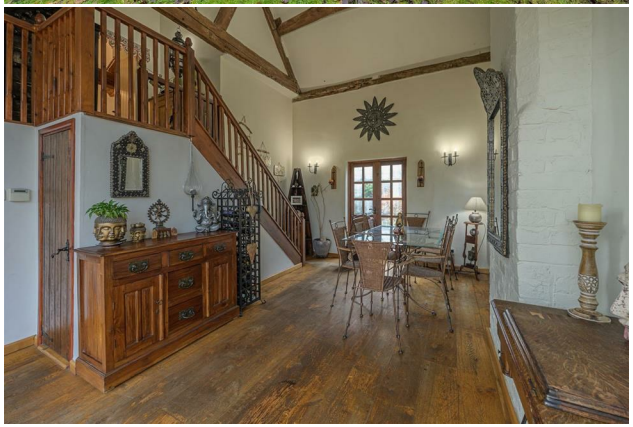
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Summary...

Positioned at the side of a long private tree-lined driveway, entirely concealed by mature parkland and electric gates is this exceptionally unique and enchanted property. Offering immense character and charm through many original features; this wonderful barn conversion is perfect for multi generational living for large and mixed families due to its flexible and versatile layout. Having calming views across communal gardens through captivating floor-to-ceiling arch windows from the lounge; the property is centred around an impressive dining hall accessed via double doors with 23 ft height void creating a wonderful sociable backdrop for entertaining friends and family. The breakfast kitchen is well equipped with integral appliances, offers dual aspect and stable door to rear garden. Accessed off the kitchen through a lobby area leads to a utility/ WC adding an essential sense of practicality. Completing the ground floor is one of four bedroom suites with useful built-in storage; perfect for teenagers or elderly relatives. With stairs leading from comfortable-size lounge with feature log burning stove, leads to two further bedrooms, one with walk-in wardrobe and both with ensuite facilities. The master bedroom is located off an impressive mezzanine landing accessed off the dining hall with low-level beam and built-in storage with further dual aspect and ensuite bathroom. The rear garden is beautifully established and is partly walled with various seating areas, large well maintained lawn and access to two separate garages. To the front of the property is a large private gravelled driveway allowing space for multiple vehicles. For any discerning buyers who idolise semi rural living with the practicalities of being closely situated to nearby Towns and Villages and want something that stands out; viewings are highly recommended to appreciate what's on offer.





Front of The Property
To the front of the property accessed via double electric wrought-iron gates, long tree-lined driveway with low-level fencing with views over communal gardens and grounds, further large gravelled driveway leading to detached garage, outside lighting, gated side access to rear garden and double glazed french doors to dining hall.

Dining Hall
19'0" x 12'9"
With double glazed french doors leading from the front of the property, stairs to mezzanine landing, vaulted ceiling with feature beams and chimney breast, storage cupboard, door to lounge and open to lobby, space for large dining table, wall lights, wooden floor, double glazed french doors to rear garden and a central heating radiator.

Lobby
8'2" x 6'10"
Open from dining hall, space for seating, doors to various rooms, wall lights, tiled floor and a central heating radiator.

Breakfast Kitchen
17'8" x 12'9"
With a door leading from lobby, fitted with a range of matching wall and base units with worksurfaces over, one and a half ceramic sink and drainer with tiled splashback, integrated oven and microwave, electric hob with cooker hood over, integrated fridge freezer, dishwasher, space for breakfast table, feature beams, recessed spotlights, tiled floor, wall lights, double glazed windows to front and rear, stable door to rear and a central heating radiator.

Utility/ WC
8'10" x 6'10"
With a door leading from lobby, matching wall and base unit with worksurfaces over, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer and other low-level appliance, WC, recessed spotlights, tiled floor and double glazed window to rear.

Lounge
19'4" x 17'8"
With doors leading from dining hall and downstairs bedroom, stairs to first floor landing, feature fire place with log burning stove and slate hearth, space for seating, feature beams, wall lights, wooden floor, storage cupboard, double glazed floor-to-ceiling arch windows to front and a central heating radiator.

Downstairs Bedroom
13'5" x 13'1"
With doors leading from lounge and en suite, useful storage cupboard, feature beams, double glazed window to front and side and a central heating radiator.

En Suite
With a door leading from bedroom, shower cubicle, WC, wash hand basin, tiled splashback, feature beams, recessed spotlights, extractor fan and a chrome central heating towel rail.

Landing
With stairs leading from lounge, doors to bedrooms, wall lights, feature beams and skylight window to rear.

Bedroom Three
14'1" x 11'1"
With doors leading from landing and en suite, walk-in wardrobe. storage cupboard, feature beams, double glazed window to rear and a central heating radiator.

En Suite
With a door leading from bedroom, shower cubicle, WC, wash hand basin, tiled splashback, extractor and chrome central heating towel rail.

Bedroom Two
17'0" x 14'1"
With doors leading from landing and en suite, feature beams, vaulted ceiling, circular double glazed window to side and a central heating radiator.

En Suite
With a door leading from bedroom, shower cubicle, WC, wash hand basin, tiled splashback, extractor and chrome central heating towel rail.

Mezzanine Landing
With stairs leading from dining hall and door to bedroom, feature beams, storage cupboard and wall lights.

Master Bedroom
18'8" x 15'5"
With doors leading from mezzanine landing and en suite, vaulted ceiling, feature beams, wall lights, double glazed windows to side and rear and a central heating radiator.

En Suite
With a door leading from bedroom, bath with shower attachment and fitted shower screen, WC, wash hand basin, part tiled walls, feature beams, wall lights, extractor, double glazed window rear and a chrome central heating towel rail.

Garden
With double glazed french doors leading from dining hall and stable door from breakfast kitchen, patio seating area, well maintained lawn, mature shrubs and trees, partly walled, outside lights and access to front and rear garages.

Garaging
There are two garages located at the property; one accessed off the driveway and the other to the rear of the property.

Additional Information
The property is serviced by a septic tank along with six other properties and is on mains gas central heating. There is a maintenance charge of approximately £390 per quarter.





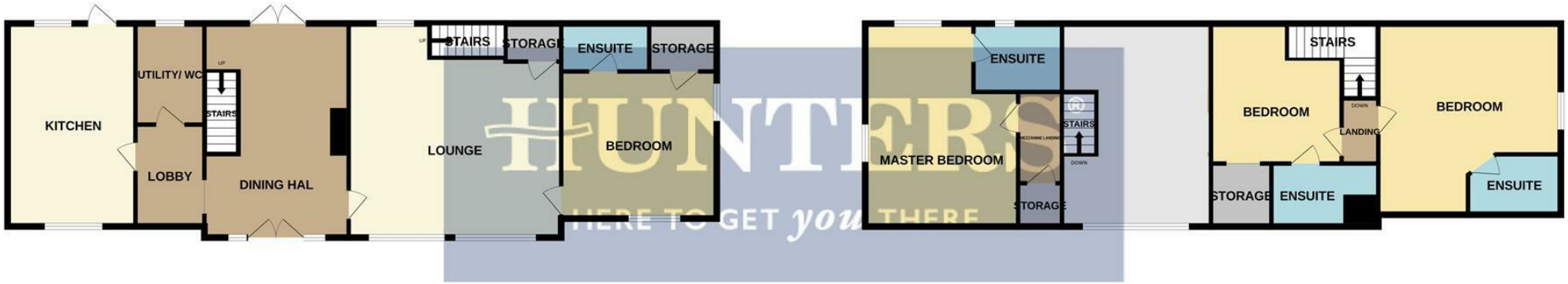




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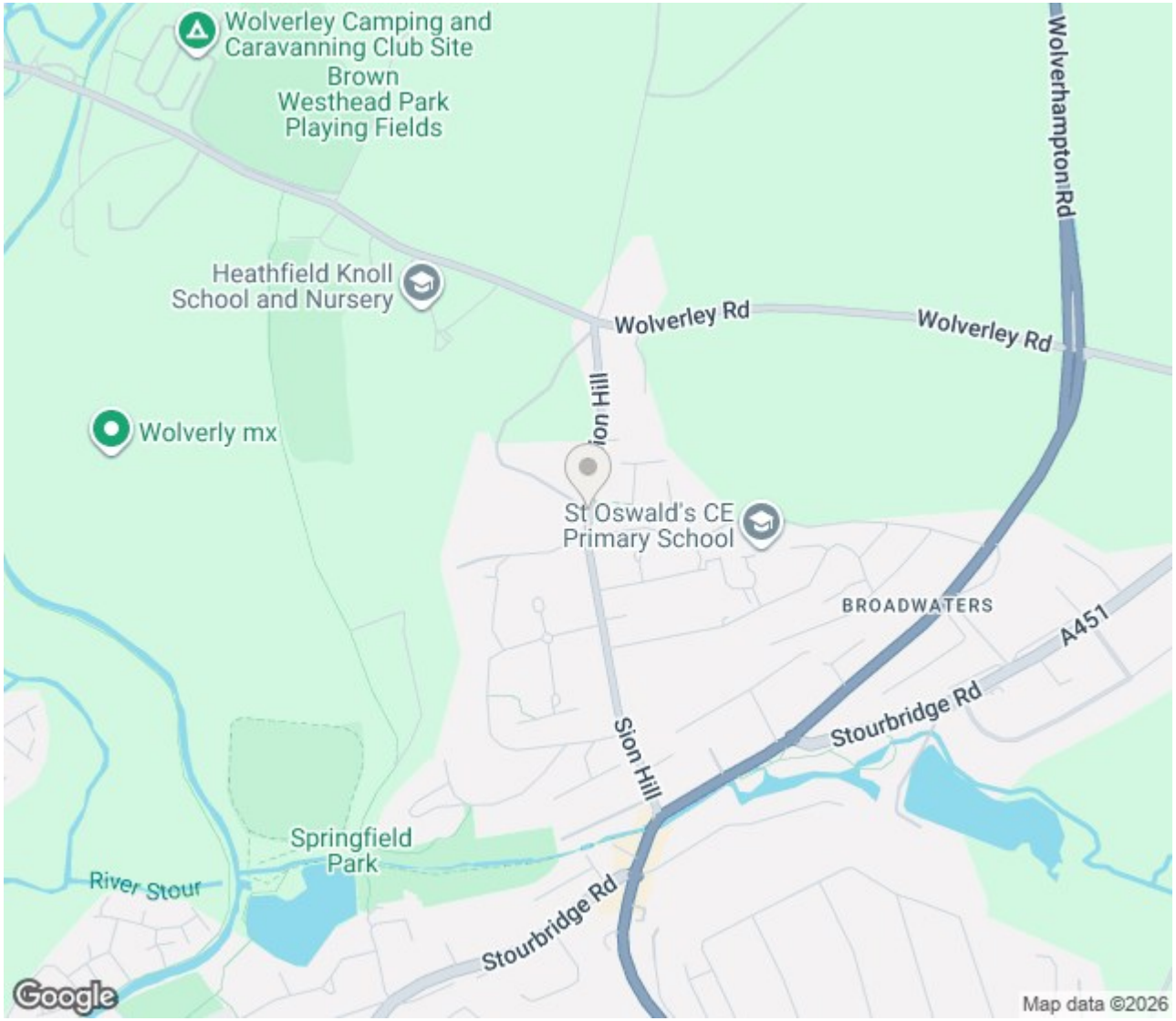




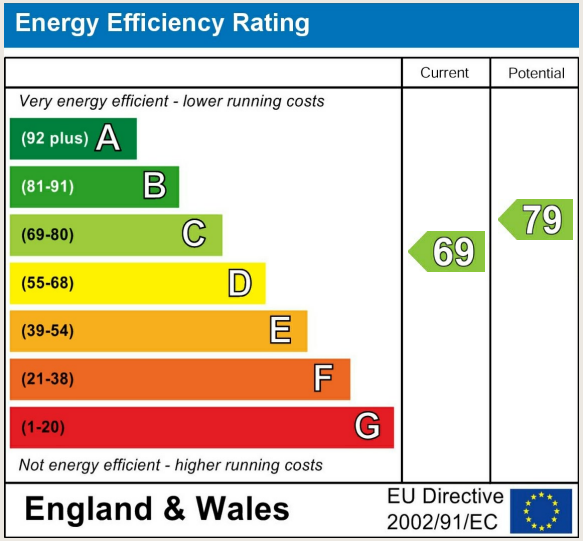




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