

STUNNING PROPOSED RENOVATION OF THIS PROPERTY WILL TAKE PLACE OVER THE COMING MONTHS TO CREATE A STYLISH DETACHED DWELLING WITH FOUR BEDROOMS. The property has recently had planning passed for a complete transformation and there is still time to discuss the internal choices if an offer can be agreed with the developer prior to March 2026. The build has a proposed completion of April 2026 and briefly comprises of entrance hallway, lounge, office space, WC, L-shaped open plan living/dining kitchen with utility space, stairs to the first floor landing, master bedroom with en-suite, family bathroom, three further spacious bedrooms, front driveway with new entrance, front, side and rear landscaped gardens with patio. **A RARE OPPORTUNITY AND ONE NOT TO BE MISSED, INITIAL ENQUIRIES DURING THE BUILD ARE NOW BEEN ACCEPTED.**

LOCAL NOTES

Positioned on the corner of Sycamore Road & High Street in the sought after village of Barnby Dun, you have a range of amenities on the doorstep including local public house, farm shop, butchers, supermarkets and local primary school. Just a short walk to local canal/countryside walks, you will not be disappointed by the position of this beautiful renovated home.

NOTES

FREEHOLD PROPERTY.

RENOVATION DUE TO COMPLETE

APPROXIMATELY APRIL 2026.

INPUT INTO INTERIOR FITTINGS WILL BE POSSIBLE UNTIL MARCH 2026.

COUNCIL TAX BAND IS CURRENTLY - C, BUT MAY BE ALTERED AFTER THE RENOVATION, PLEASE CONSULT DMBC.

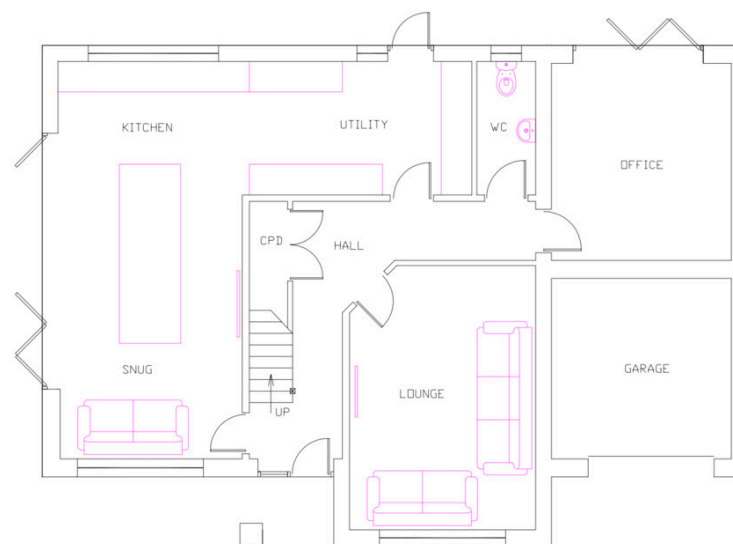
HEATING SYSTEM: NEW GAS FIRED COMBINATION BOILER AND INSTALLATION DATE TBC.

NEW ELECTRICS THROUGHOUT AND INSTALLATION DATE TBC.

NEW KITCHEN/BATHROOM FITTINGS.

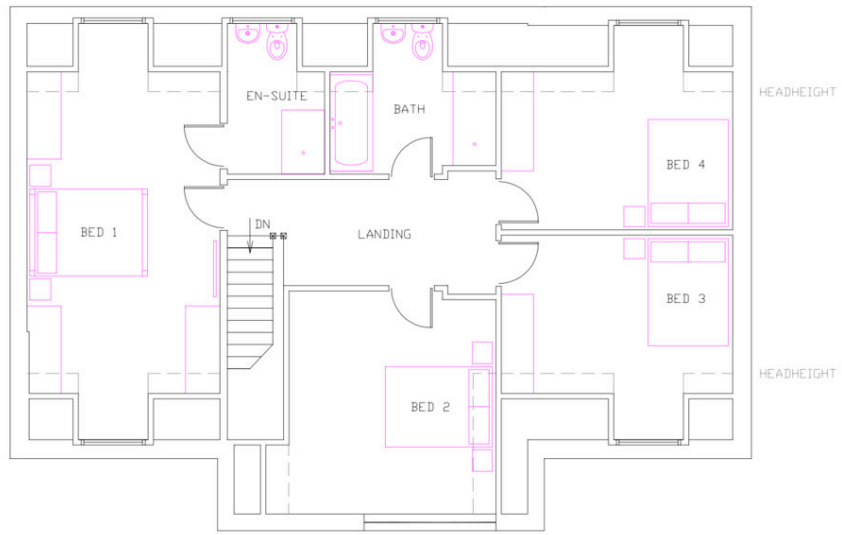
SERVICES: MAINS.

EPC RATING IS THE CURRENT RATING PRIOR TO RENOVATION.



PROPOSED GROUND FLOOR LAYOUT

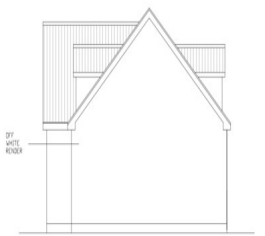




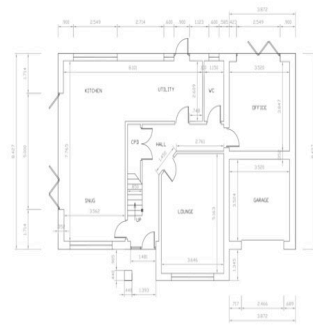
PROPOSED FIRST FLOOR LAYOUT



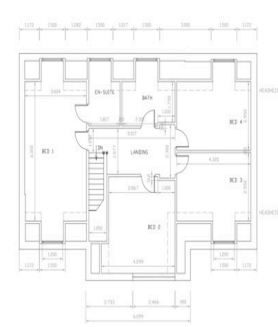
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

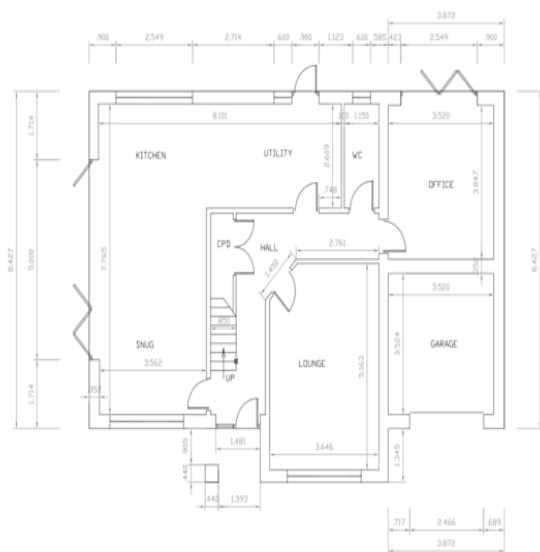


PROPOSED GROUND FLOOR LAYOUT

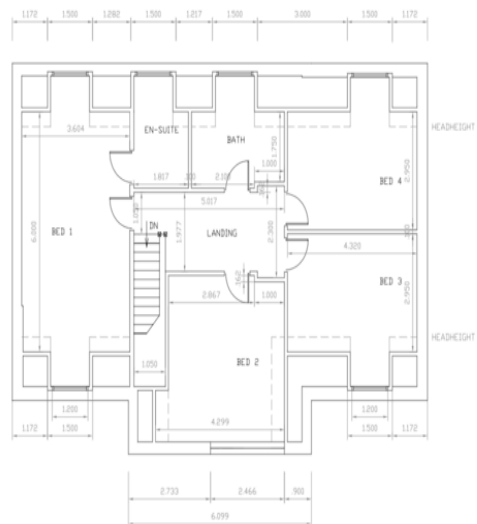


PROPOSED FIRST FLOOR LAYOUT





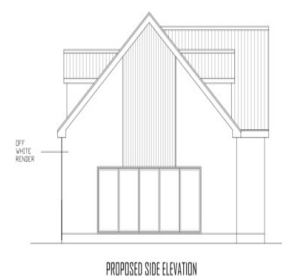
PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION