









This exceptional, four bedroom barn conversion, occupies a delightful position within the hamlet of Offerton. The property has been extended and extensively upgraded to provide a remarkable standard of accommodation. The stylish interior is accessed via an entrance porch, connecting through to an impressive reception hall with staircases to the first floor and a cloakroom/wc. There is a superb lounge with a multi fuel burning stove that connects through to a beautiful sun room, featuring French doors to the garden and a vaulted ceiling with exposed beams. There is a stunning open plan kitchen, dining and living area, fitted with an excellent range of stylish units and an island with breakfast bar. Completing the ground floor is a useful boot room and utility. On the first floor there is an attractive, galleried landing, a principle bedroom with a luxury en-suite shower room/wc, three further bedrooms and a fabulous, contemporary family bathroom/wc with a walk in shower. The property also benefits from an excellent loft space with Velux windows, carpeted and decorated. Double gates lead onto a generous block-paved driveway, providing off street parking and access to a double garage with twin roller shutter access doors. At the rear there is a wonderful garden, laid mainly to lawn with a paved patio. This charming semi-rural location provides convenient access to amenities as well as offering transport links including the A19. We highly advise arranging a detailed inspection to fully appreciate the location and quality of accommodation, this remarkable home has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via a timber framed glass panelled entrance door.

### Entrance Vestibule



Exposed stone arch, vaulted ceiling, full-height glazing and feature gable window. Inner wooden glass panelled door to reception hall.

### Reception Hall



Oak quarter-turn staircase with carpeted treads and oak balustrading to first floor with storage under. Double radiator and doors lead off to the cloakroom/wc, lounge and the open plan kitchen / dining & living area.

### Lounge 17'5" x 23'11"



Two feature white UPVC arched French doors with matching glazed side panels beneath a stone arch. Feature exposed stone fireplace with a solid timber mantel and inset multi-fuel stove. Two double radiators, Amtico flooring and feature stone steps. UPVC French doors to sun room.

### Sun Room 11'8" x 13'11"



Vaulted ceiling with exposed beams and four Velux windows. There are two double glazed timber framed windows to side elevation, Amtico flooring and an electric heater. Timber framed French doors leading to the rear garden.

### Open Plan Kitchen, Dining & Living Area 17'6" x 24'6"



A fabulous open plan kitchen, dining and living area with an exposed brick inglenook-style recess with a solid oak mantel beam, incorporating a range-style cooker. Fitted with a range of modern wall and base units with countertops over incorporating 1 1/2 bowl inset stainless steel sink and drainer with chrome monobloc mixer tap. Integrated dishwasher and space provided for an American style fridge freezer. There is a feature island unit with breakfast bar, double radiator and two sets of White UPVC arched French doors beneath an exposed stone arch. Door to boot room.

### Boot Room 11'0" x 5'10"



Wall and base units with wood countertops over, providing additional storage space. Exposed stone brick feature wall, radiator, double glazed window and external access door. Door to utility room.

### Utility Room 6'0" x 7'8"



Wall and base units with wood worktops over incorporating a Belfast sink. Space provided for washing machine and tumble dryer.

### Cloakroom/WC



Traditional low-level WC, Heritage-style wash hand basin with chrome washstand, half-height grey glazed wall tiling, and attractive patterned porcelain floor tiles.

### First Floor Landing



Galleried landing featuring a vaulted ceiling with exposed painted beams, rooflights, and oak balustrade overlooking the reception hall below. The landing branches into two wings and provides access to the bedrooms and family bathroom. There are two radiators, double glazed window to front elevation, storage cupboard and door with stairs leading to loft space.

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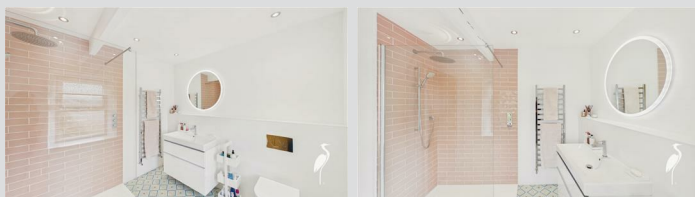
# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 17'2" x 11'9"



Dual aspect room with two double glazed windows to front and side elevations, double radiator and large storage cupboard. Door to en-suite.

## En Suite Shower Room



Walk in dual head waterfall shower, wall-hung low level wc and hand wash basin set into vanity unit. LED touch light mirror, chrome heated towel rail and double glazed window to side.

## Bedroom 2 9'2" x 12'8"



Dual aspect with two double glazed window to side and rear elevations, double radiator and large storage cupboard.

## Bedroom 3 12'9" x 8'3"



Double glazed window to front, double radiator and large storage cupboard.

## Bedroom 4 12'11" x 9'5"



This bedroom is currently being used as dressing room, there is built in storage and shelving, large storage cupboard, double radiator and double glazed window to front.

## Family Bathroom 7'1" x 9'6"



Luxury, contemporary four-piece bathroom comprising a freestanding bath, walk-in rainfall shower, wall-hung vanity unit with countertop wash hand basin, concealed cistern WC, and stylish tiled finishes.

## Loft Space 12'1" x 22'1"



Access via ladder style stairs. Fully carpeted with three Velux windows and additional section for storage.

## Outside



Double gates lead onto a generous block-paved driveway, providing off street parking and access to a double garage with twin roller shutter access doors. At the rear there is a wonderful garden, laid mainly to lawn with a paved patio.

## Double Garage 19'9" x 18'1"



Accessed via twin remote control roller shutter access doors, the garage is currently utilised as a gym area. Double glazed window and wooden door to garden.

## Council Tax Band

The Council Tax Band is Band F.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1/1/1990.

# MAIN ROOMS AND DIMENSIONS

We have been advised by our clients there is monthly charge of £50 to the Granaries Management and this covers the emptying of the septic tank and any other maintenance linked specifically to The Granaries. It also covers the insurance as its private land and the accountant fees.

## Important Notice - Particulars

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## Fawcett Street Viewings

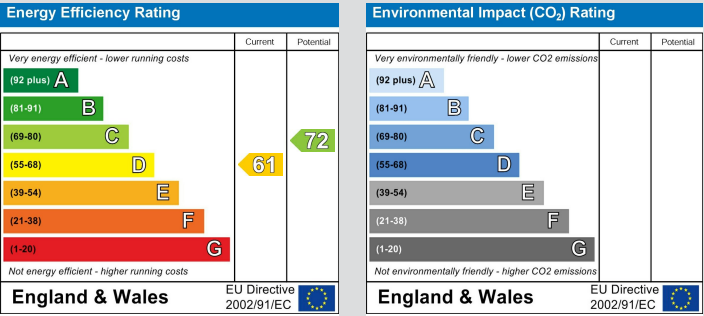
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

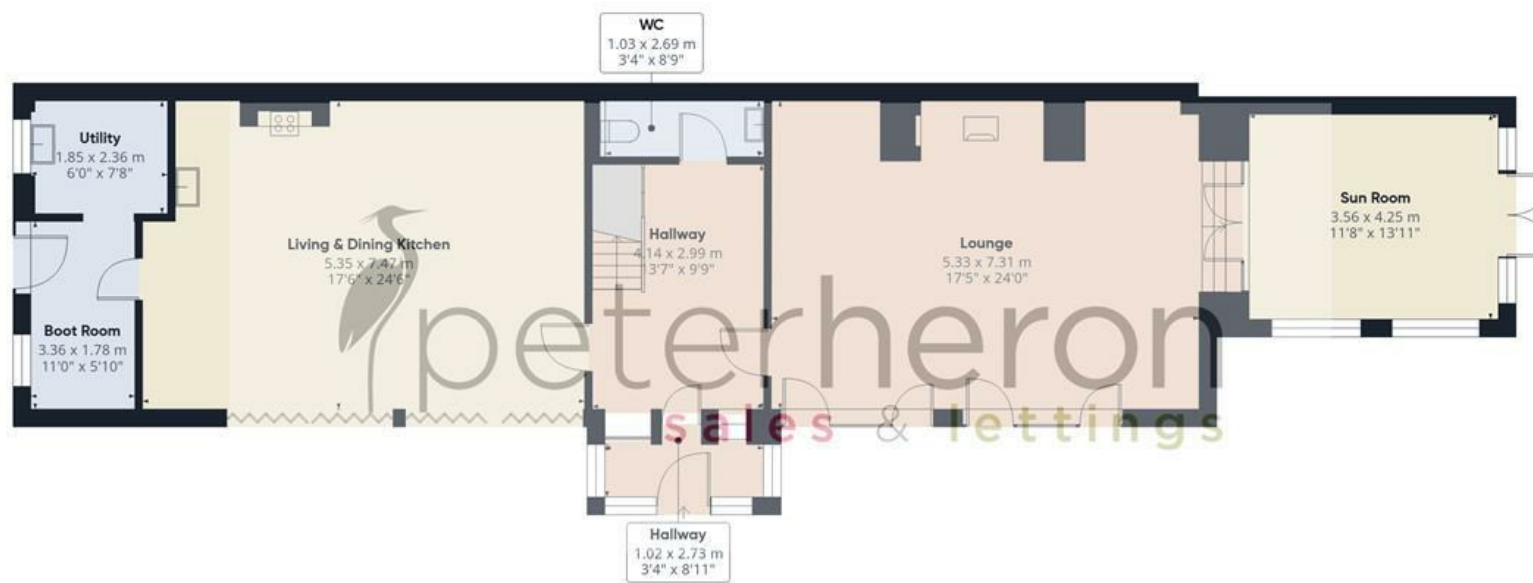
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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Ground Floor



First Floor



Second Floor

Approximate total area<sup>(1)</sup>

252.8 m<sup>2</sup>

2721 ft<sup>2</sup>

Reduced headroom

12.2 m<sup>2</sup>

131 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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