



Barnstable Court Old Village Street, Gunness

£575,000 Freehold

ARCHITECTURALLY DESIGNED EXECUTIVE DETACHED BUNGALOW • RE-BUILT DETACHED BARN OFFERING EXCELLENT POTENTIAL FOR NUMEROUS USES (PLANNING APPROVED FOR AN ANNEX) • EXTREMELY PRIVATE GATED PLOT EXTENDING TO APPROXIMATELY 3/4 OF AN ACRE • NO UPWARD CHAIN • EXTENSIVE PARKING FOR NUMEROUS VEHICLES ACCOMPANIED BY A DOUBLE GARAGE • EASE OF ACCESS TO THE M181/M180 MOTORWAY NETWORK • 2 FINE RECEPTION ROOMS & A CENTRAL DINING HALL • BESPOKE FITTED DINING KITCHEN • FULLY REFURBISHED BATHROOMS • VIEWING IS ESSENTIAL TO FULLY APPRECIATE

****UNEXPECTEDLY BACK ON MARKET**** OVER 2700 SQ
FT ****** TRULY STUNNING ACCOMMODATION PLUS A
LARGE DETACHED BARN WITH PLANNING
PERMISSION PA/2018/1569 ******...

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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Pleasant Open Plan Feature Dining Hall

15' 1" x 18' 11" (4.60m x 5.76m)

Front light wood grain effect uPVC double glazed entrance door with lead finish, adjoining matching windows, part vaulted ceiling with patterned glazing to one gable, part tiled flooring with the remainder being oak flooring, cast iron period style radiator, wall to ceiling coving and inset ceiling spotlights.

Fine Main Lounge

22' 5" x 18' 5" (6.82m x 5.61m)

Enjoys a dual aspect with front and rear light wood grain effect uPVC double glazed, handsome inglenook fireplace, uPVC double glazed windows to either side, central open fire with decorative grate, flagged stone hearth on a wooden beam mantel, attractive oak flooring, three cast iron fireplace and decorative wall to ceiling coving.

Sitting Room

15' 0" x 13' 10" (4.56m x 4.21m)

With newly fitted three panelled folding doors leading out to the garden, oak flooring, cast iron fireplace and wall to ceiling coving.





Bespoke Fitted Dining Kitchen

19' 11" x 12' 10" (6.07m x 3.90m)

With a broad rear light wood grain effect uPVC double glazed window overlooking the garden. The kitchen enjoys an extensive range of bespoke fitted furniture with a complementary granite worktop with tiled splash backs and twin bowl sink unit with etch drainer to the side and chrome block mixer, space for a Range cooker with overhead extractor and down lighting, slate tiled flooring, cast iron radiator, inset ceiling spotlights and doors through to;

Utility Room

11' 8" x 7' 3" (3.56m x 2.22m)

With rear light wood grain effect uPVC double glazed window, matching side entrance door, range of base shaker style furniture with a complementary granite worktop with an inset stainless steel sink unit with etch drainer to the side and block mixer tap, space and plumbing for appliances, tiled flooring, wall to ceiling coving and doors through to;

Boiler Room

Side light wood grain effect uPVC double glazed window with patterned glazing, wall mounted central heating boiler and cylinder tank, continuation of flooring from the utility.





Inner Hallway

Twin side light wood grain effect uPVC double glazed window, oak flooring and built-in storage cupboards.

Cloakroom

5' 8" x 5' 11" (1.72m x 1.80m)

Modern suite in white comprises a close couple low flush WC with adjoining vanity storage furniture with a patterned top that incorporates a wash hand basin, tiled flooring, inset ceiling spotlights and loft access.

Master Bedroom 1

15' 5" x 18' 1" (4.70m x 5.50m)

Twin side arched top light wood grain effect uPVC double glazed windows, laminate flooring and doors through to;

Dressing Room

7' 10" x 6' 6" (2.40m x 1.97m)

With a side light wood grain effect uPVC double glazed window, fitted shelving, hanging rail and drawers and doors through to;





En-Suite Shower Room

7' 0" x 6' 4" (2.13m x 1.93m)

Having being newly refurbished with side light wood grain effect uPVC double glazed window with inset patterned glazing, vanity unit incorporating a closed couple low flush WC with a patterned top and wash hand basin, corner fitted shower cubicle with mains shower and glazed screen and inset ceiling spotlights.

Double Bedroom 2

10' 7" x 13' 11" (3.22m x 4.23m)

With a side light wood grain effect uPVC double glazed window, laminate flooring, wall to ceiling coving and inset ceiling spotlights.

Double Bedroom 3

10' 11" x 13' 10" (3.33m x 4.22m)

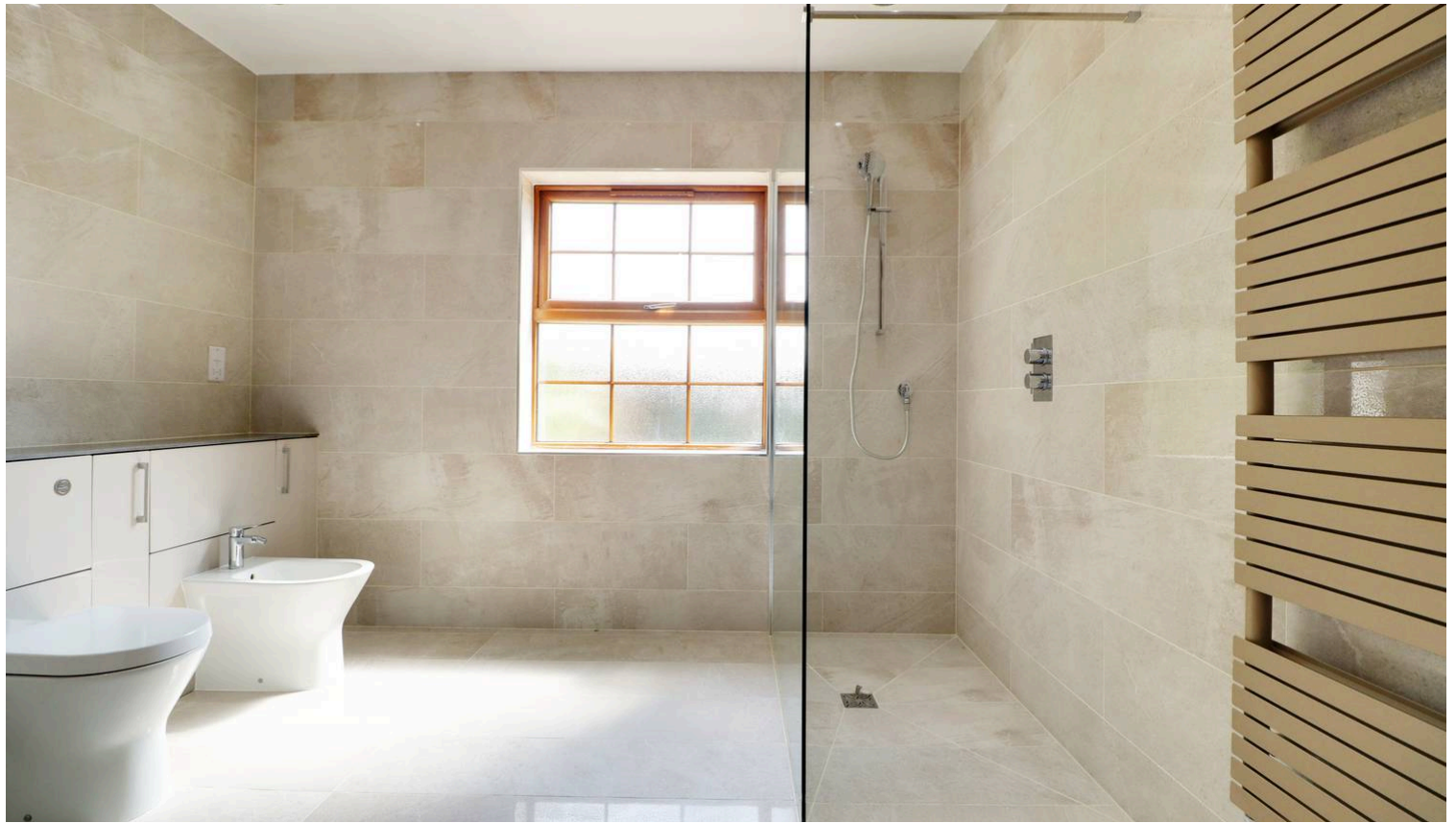
With a side light wood grain effect uPVC double glazed window and an extensive range of quality fitted furniture.

Luxury Family Bathroom

10' 6" x 12' 0" (3.20m x 3.65m)

Side light wood grain effect uPVC double glazed window with inset patterned glazing having recently enjoyed a full refurbishment providing a quality five piece suite comprising a close couple low flush WC, matching bidet with a patterned top incorporating a wash hand basin, tiled panelled bath, ceramic tiled floor and walls with fitted stylish towel rail and inset modern ceiling spotlights.





Grounds

The property sits within a substantial plot and enjoys an extremely discrete and private position being entered via decorative wrought iron gates between bricked pillars while also benefiting from matching side pedestrian gate. Beyond the gate is a large pebbled driveway allowing parking for an excellent number of vehicles along with ample room for a caravan or motor home if required. Surrounding the barn there is potential to create private gardens and designated parking which would be at discretion of the purchaser. Gardens that adjoin the driveway come principally lawned with mature planted borders. Access to either side the property leads to the principal garden that comes principally lawned with mature planting and pleasant decked patio with raised seating.



Double Garage

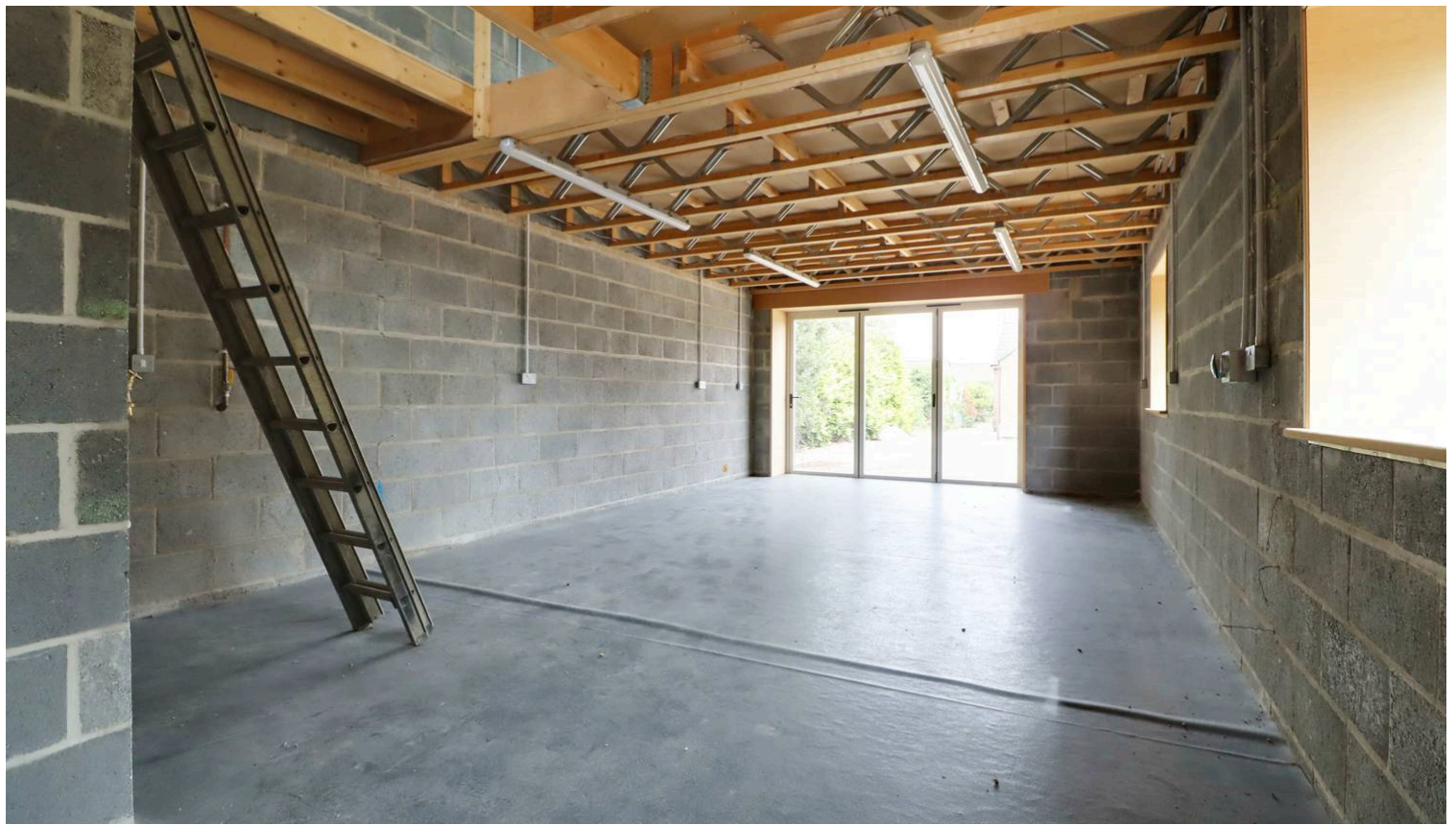
20' 1" x 17' 11" (6.13m x 5.47m)

With twin up and over electric doors, feature rear circular uPVC double glazed windows, internal power and lighting and fluorescent ceiling strip lights.

Outbuildings

Within the footprints of the property there is an external outside toilet with low flush WC, pedestal wash hand basin, tiled flooring and part tiling to walls with entry via a uPVC double glazed entrance door and an adjoining garden store.





Detached Brick Built Barn

The property benefits from a reconstructed brick barn having had all external works finished, internal power, lighting, water supply and under floor heating offering an excellent opportunity for a number of uses from additional accommodation to home office or anybody with automobile hobbies etc with the accommodation as follows;

Proposed Kitchen Area

11' 7" x 14' 2" (3.54m x 4.33m)

Enjoying front and side uPVC double glazed windows, composite double glazed entrance door, wall mounted gas central heating boiler and open access through to;

Large Proposed Lounge Area/Garage

26' 3" x 14' 3" (8.00m x 4.34m)

Having twin side uPVC double glazed window, three panelled bi-folding doors and fluorescent ceiling strip lights.

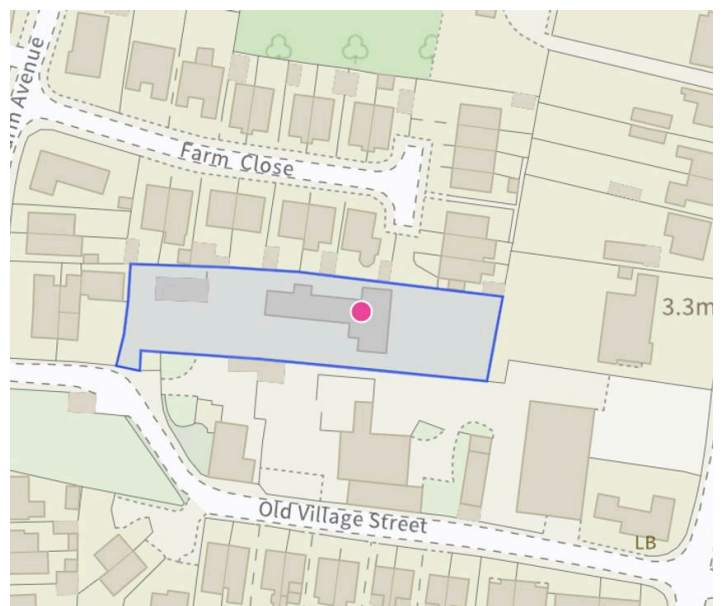
Cloakroom

Side uPVC double glazed window, low flush WC in white and a vanity wash hand basin.

First Floor (Access By Ladder Only)

14' 2" x 40' 3" (4.33m x 12.27m)

Enjoys surrounding uPVC double glazed windows and double glazed Velux roof lights with option to create a number of bedrooms or offices.

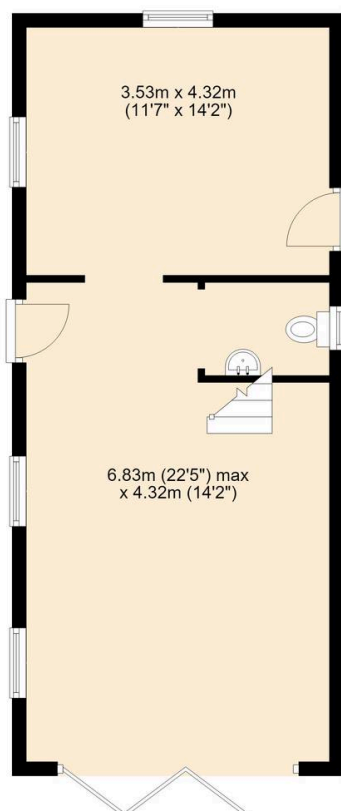




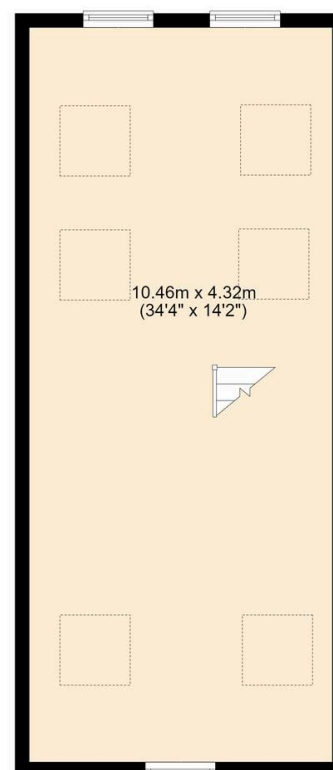




Ground Floor
Approx. 45.2 sq. metres (487.0 sq. feet)



First Floor
Approx. 45.2 sq. metres (487.0 sq. feet)



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