



**Grove.**  
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The Wain House, Chapel Farm, Heightington Road, Heightington, DY12 2XY

Guide Price £795,000

# The Wain House

Welcome to The Wain House, a delightful three bedroom barn conversion located on Heightington Road in the peaceful village of Heightington. Positioned in about an acre of land, the property benefits from far reaching views across the local countryside and boasts lots of character features such as overhead beams, vaulted ceilings and a timber clad exterior.

Upon approach via electric gated driveway, you are welcomed to a large parking area and surrounding lawns. The main entrance hall with glass skylights overhead and tiled flooring leads through to the kitchen diner, living room and lounge, along with a utility and separate w.c. Upstairs you will find the three good sized bedrooms, the main with ensuite shower room, a further family bathroom and study with doors out to the balcony with steps down to the garden.

Externally residents can enjoy a wrap around patio area with unobstructed views of the neighbouring fields and woodland, substantial lawns that make the ideal space for children to play or to host special occasions with family and friends!

To appreciate all that this home has to offer, please contact our Hagley office for a viewing appointment.







### Approach

Approached via electric gates and gravel driveway leading to a large parking area.

### Entrance Hall

With skylights overhead, double glazing full length windows to front and door for access. There is stone tiling to floor with underfloor heating, oak staircase to the first floor landing and doors lead to:

### Kitchen 22'7" x 13'9" (6.9 x 4.2)

With five double glazing windows to the front, glass door to the side for access and tiled flooring with underfloor heating. Featuring a variety of fitted wall and base units with granite worksurface over, two bowl Belfast sink with drainage and space for AGA with extractor fan over and feature tiled splashback. There is an integrated fridge and dishwasher along with ample space for a dining table and chairs and double doors lead through into the living room.

### Living Room 16'0" x 14'9" (4.9 x 4.5)

With glass doors to the side, underfloor heating and doors through into the lounge.

### Lounge 23'3" x 14'9" (7.1 x 4.5)

With two double glazing windows to rear, glass doors to the side, underfloor heating and gas feature fireplace.

### Utility 10'5" max 5'6" min x 13'9" max 8'10" min (3.2 max 1.7 min x 4.2 max 2.7 min)

With two double glazing windows to front and door to side for access, tiling to floor with underfloor heating and fitted wall and base units with granite worksurface over. There is a fitted Belfast sink, washing machine and tumble dryer, along with the house boiler.

### W.C.

With tiling to floor and walls, pedestal sink and w.c.

### First Floor Landing

With central heating radiator, beams overhead and doors leading to:

### Bedroom One 12'1" max 4'7" min x 15'1" max 9'6" min (3.7 max 1.4 min x 4.6 max 2.9 min)

With dual aspect double glazing windows to front and side, central heating radiator and fitted wardrobes for storage. Door leads through into the ensuite.



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#### Ensuite

With double glazing window to rear, central heating radiator and tiling to floor. There is a pedestal sink, w.c. and corner shower with drench head over.

#### Bedroom Two 8'6" x 15'1" (2.6 x 4.6)

With dual aspect double glazing windows to front and side and central heating radiator.

#### Bedroom Three 14'9" x 6'2" (4.5 x 1.9)

With two double glazing windows to front, central heating radiator and fitted wardrobes with sliding doors for storage.

#### Study 9'6" x 5'2" (2.9 x 1.6)

With doors to rear out to a small balcony with steps down to the garden, central heating radiator and overhead beams.

#### House Bathroom

With double glazing window to rear, central heating radiator and tiling to floor and splashback. There is a pedestal sink, w.c. and fitted bath with shower overhead.

#### Gardens

With large patio area, extensive lawns offering far reaching views of the surrounding countryside and established borders with fencing.

#### Outbuildings

A timber clad garage and large open workshop area.

#### Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

#### Council Tax

Tax band is G.









## Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

## Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

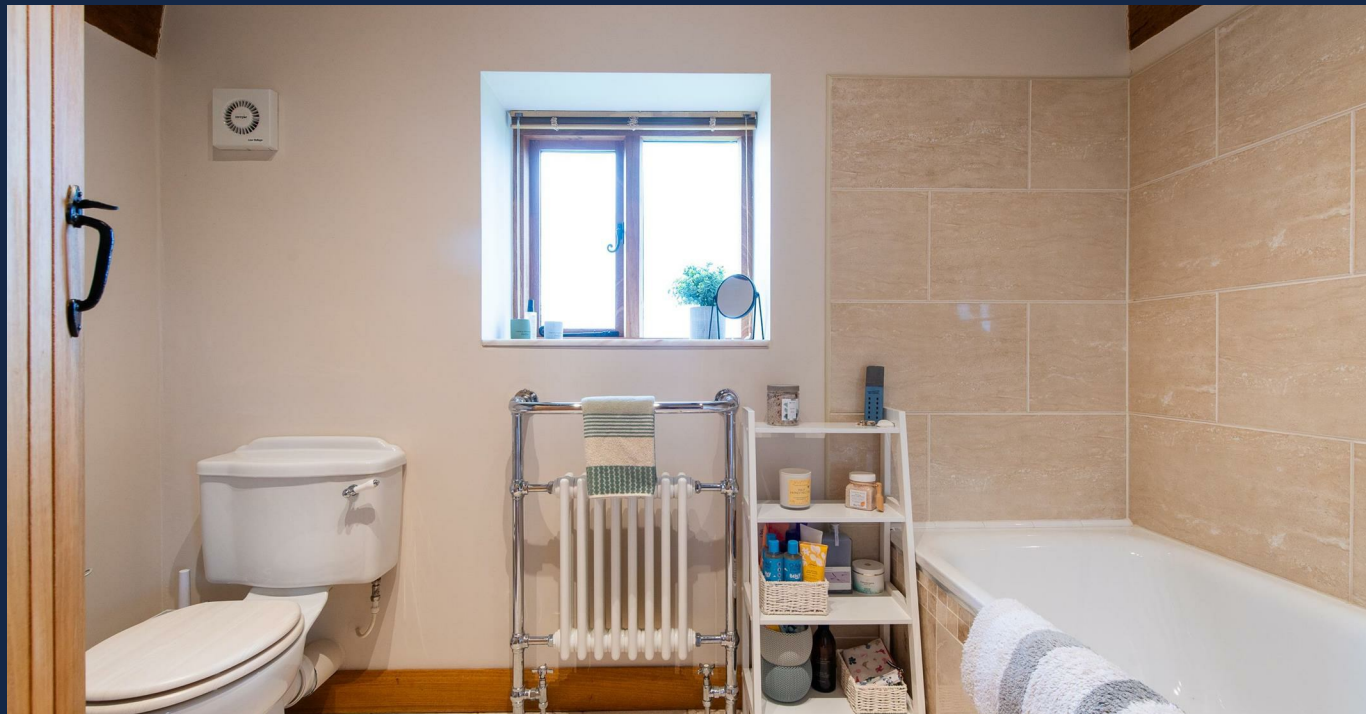
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



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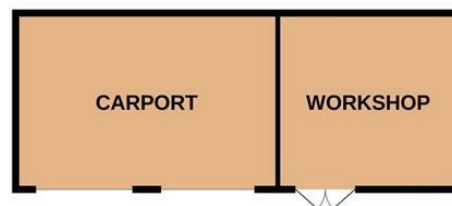
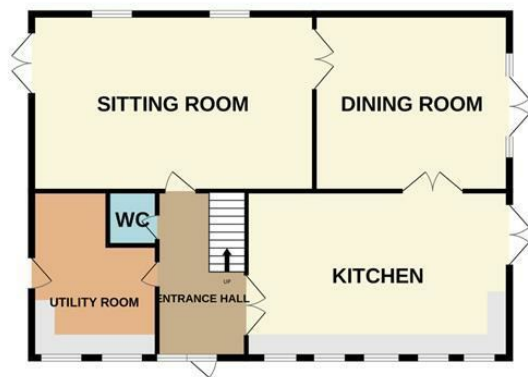
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GROUND FLOOR



1ST FLOOR



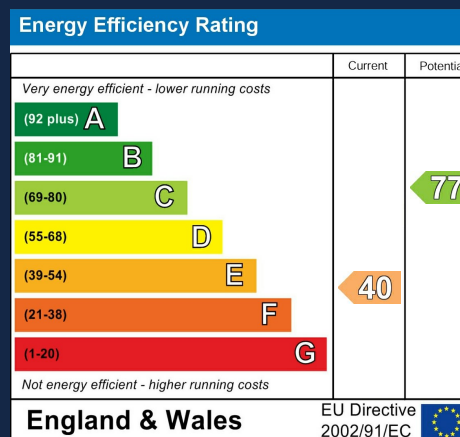
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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