



Barley Court, Hanthorpe Bourne
£650,000 **Freehold**

QUENTIN
MARKS



Key Features



- Stone Former Farmhouse
- 4 Double Bedrooms
- Refitted Ensuite
- Refitted Shower Room
- Garden Room off Kitchen

This wonderful former farmhouse is beautifully presented throughout and offers generous family accommodation that has been thoughtfully improved and enhanced by the current owners.

At the heart of the home is the superb kitchen, fitted with an extensive range of units complemented by solid wood worktops and a central island. Integrated appliances include a dishwasher and wine chiller, while a range cooker with gas hobs and both gas and electric ovens sits within an attractive feature fireplace. The kitchen opens seamlessly into a stunning garden room, added by the current owners, which features a vaulted ceiling, underfloor heating, a multi-fuel wood burner, and bi-fold doors opening onto the rear garden creating an exceptional space for both everyday living and entertaining.

Further ground floor accommodation includes a spacious lounge with feature brick fireplace incorporating an inset Clearview multi-fuel wood burner, exposed ceiling beams, and exposed stonework. There is also a separate dining room with exposed stonework to two walls, leading through to a study. Additional ground floor rooms include a refitted cloakroom/WC and a useful utility room and water softener.





First Floor

To the first floor are four double bedrooms. The principal bedroom is a particular highlight, offering ample fitted wardrobes and a modern en-suite shower room with underfloor heating. The remaining bedrooms are served by a refitted shower room which also has underfloor heating and which features a walk-in shower with rain-head attachment.

Externally, the property is approached via a five-bar gate leading to extensive gravelled parking. The driveway provides access to a double garage measuring approximately 5.4m x 5.3m, fitted with a pair of opening front doors and additional double doors to the rear. An EV charging point is located to the front of the property.

The rear garden features an extensive paved patio with lawn beyond, bordered at the far end by post-and-rail fencing and enjoying open views across surrounding fields. A summer house measuring approximately 16ft x 8ft, complete with light and power, provides an excellent additional space.

Study: 2.0m x 1.6m
 Lounge: 5.7m x 4.7m (maximum)
 Dining Room: 5.6m x 3.5m
 Kitchen: 5.3m x 3.7m
 Garden Room: 4.5m x 3.3m
 Utility Room: 3.2m x 2.3m
 Bedroom One: 5.9m x 3.4m
 Bedroom Two: 4.2m x 2.9m
 Bedroom Three: 4.2m x 3.0m
 Bedroom Four: 3.7m x 3.3m

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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INFORMATION



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