





- Charming Stone Barn Conversion
- Four Bedrooms
- 130 Sqm/EPC: 76C
- South-Facing Garden
- Master En-Suite & Family Bathroom
- Open Plan Lounge & Dining Room
- Colourful Garden With Pergola & Grape Vine
- Parking For Three Vehicles & Single Garage

Komebitsu, The Granaries, Scopwick, LN4 3NJ
£425,000

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Starkey&Brown are pleased to offer for sale this very well-presented barn conversion, located within The Granaries in Scopwick - an attractive and sought-after development of individual character properties in a picturesque village setting.

The accommodation briefly comprises a welcoming entrance hallway with ground floor WC, 16' lounge with open fireplace and French doors leading onto the garden, separate dining room, impressive 17'1" kitchen diner and utility room.

To the first floor are four bedrooms, including a spacious master bedroom with ensuite, together with a separate family bathroom. Outside the property benefits from a driveway providing off-street parking for two vehicles, a single garage and an established, enclosed garden.

In the agent's opinion, viewing is highly recommended in order to fully appreciate this attractive and characterful home.

Council tax band: C. Freehold.





Entrance Hallway
Having a front entrance door, laminate wood-effect flooring, and stairs rising to the first floor.

Lounge
16' 0" x 12' 8" (4.87m x 3.86m)
Having a feature cast-iron open fireplace with marble hearth and wooden surround, laminate wood-effect flooring, a radiator, opening into the dining room, French doors into the kitchen, and French doors leading onto the rear garden.

Dining Room
12' 0" x 7' 7" (3.65m x 2.31m)
Having laminate wood-effect flooring and a radiator.

Kitchen Diner
17' 1" max x 12' 8" (5.20m x 3.86m)
Having a range of matching wall and base units, glass display cabinet, double bowl stainless steel sink unit with mixer taps over and tiled splashbacks, built-in oven, hob and cooker hood, plumbing for a dishwasher, ceramic tiled floor, a radiator, downlights and door leading to the rear garden.

Utlity
Having wall and base units, single drainer stainless steel sink unit with mixer taps over and tiled splashbacks, space for a full-height fridge freezer, plumbing for a washing machine, space for a tumble dryer, airing cupboard housing a hot water cylinder, a radiator and Worcester central heating boiler (approximately 8 years old and serviced annually).

Ground Floor WC
Having low-level WC, pedestal wash hand basin with tiled splashbacks, vinyl flooring, a radiator, and extractor.

First Floor Landing
Having exposed ceiling beam, access to a part boarded loft with loft ladder and lighting.

Master Bedroom
13' 10" x 12' 7" (4.21m x 3.83m)
Having fitted wardrobes with a matching bridging unit, exposed ceiling beam, and two radiators.

En-Suite
Having a three-piece suite comprising a double tiled shower cubicle with mains-fed rainfall shower, additional handheld shower and sliding glass shower door, pedestal wash hand basin, low-level WC, heated towel rail, ceramic tiled floor and fully tiled walls.

Bedroom 2
13' 0" x 9' 5" (3.96m x 2.87m)
Having a radiator and an exposed ceiling beam.

Bedroom 3
12' 3" max x 7' 6" (3.73m x 2.28m)
Having exposed wooden flooring, exposed ceiling beam, and a radiator.

Bedroom 4
10' 9" x 6' 8" (3.27m x 2.03m)
Having an exposed ceiling beam and a radiator.

Family Bathroom
Having a three-piece suite comprising a panelled bath with traditional style mixer taps and a hand-held shower attachment, pedestal wash hand basin, low-level WC, exposed wooden flooring, a radiator, part tiled walls, and an extractor.

Outside Front
To the front of the property, there is a lawned garden area and a pathway leading to the front entrance door.

Outside Rear
To the rear of the property is a fully enclosed south-facing established garden comprising a covered outdoor seating area and a wide variety of flowers, plants, and shrubs, a personnel door to the garage, and a gate leading to the driveway and the rear.

Garage
18' 5" x 9' 6" (5.61m x 2.89m)
Being of brick-built construction with double entrance doors, a pitched roof providing storage space, power and light, and a door leading into the garden.













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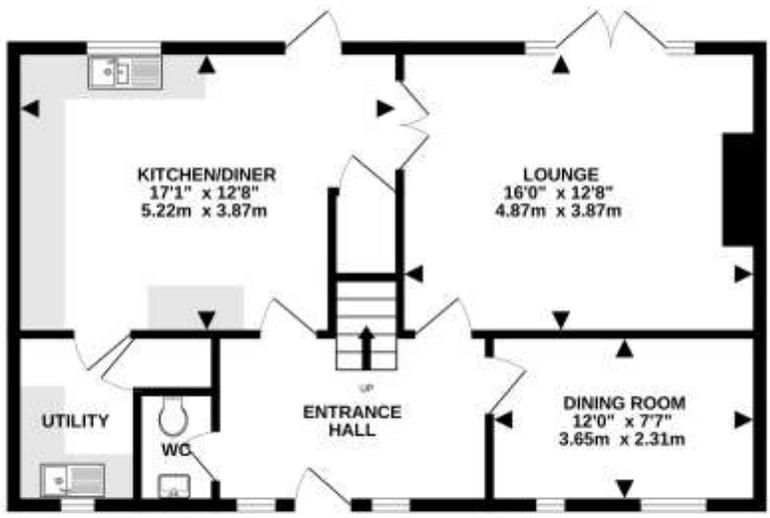


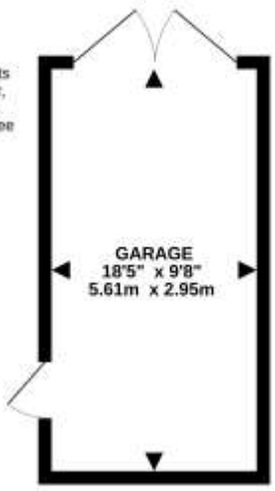
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TOTAL FLOOR AREA : 1509 sq.ft. (140.2 sq.m.) approx.

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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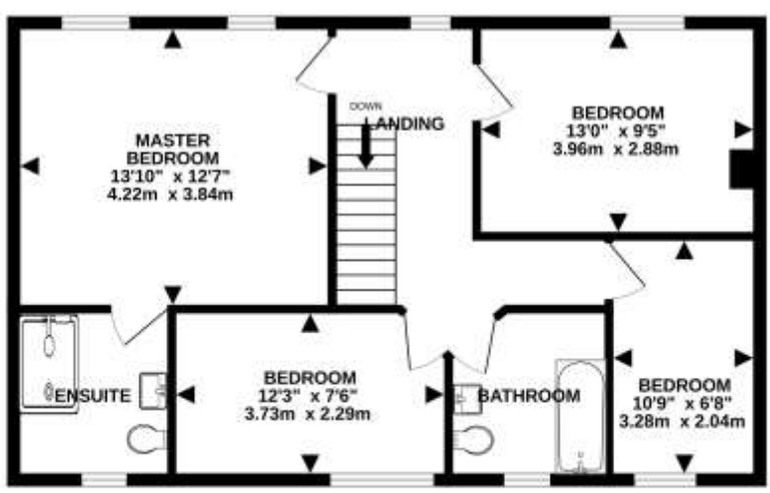




GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.

GARAGE
178 sq.ft. (16.6 sq.m.) approx.

1ST FLOOR
868 sq.ft. (80.6 sq.m.) approx.



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