



## The Old Barn The Balk, Walton - WF2 6PN

£1,495,000 Freehold

Holroyd Miller have pleasure in offering for sale "The Old Barn" a Grade Two Listed stunning stone built barn conversion offering over 5,000sqft of extensive family accommodation with large private formal gardens including tennis court.

### **Outer Entrance Porch**

Leads to...

### **Impressive Entrance Reception Hallway**

With exposed stonework and beam ceiling, open staircase.

### **Cloakroom**

Having wash hand basin, low flush w/c, built in storage cupboard.

### **Living Room**

36' 3" x 15' 7" (11.04m x 4.75m)

With three full height double glazed windows, exposed beam ceiling, and stonework and feature niches, feature stone fire place with open grate, sunken seating area, open views. Access to the Annex.

### **Breakfast Kitchen**

18' 4" x 13' 4" (5.58m x 4.06m)

Fitted with a matching range of oak wall and base units, contrasting granite worktop, feature Aga separate oven and hob, monobloc tap fitment, tiling between the worktops and wall units, undermounted sink and mixer tap, tiled floor, exposed brickwork, double glazed window, downlighting to the ceiling.

### **Adjacent Utility Room**

With central heating boiler and Pantry Store.

### **Formal Dining Room**

22' 11" x 9' 6" (6.99m x 2.90m)

With double glazed window overlooking the courtyard with exposed beamwork, double doors lead through to...

### **Sitting Room**

21' 6" x 16' 1" (6.55m x 4.89m)

With feature brick fire surround and hearth with wood burning stove, polished oak floor, double glazed window, downlighting to the ceiling.

### **Stairs off the Main Hallway**

Gives access to spacious landing with feature vaulted and beamed ceiling.

### **Master Bedroom**

33' 9" x 15' 7" (10.29m x 4.75m)

With double glazed windows to front and rear with open views, exposed beam ceiling, extensive range of light oak fitted wardrobes and bedroom furniture.

### **Ensuite Bathroom**

Having wash hand basin set in vanity unit, low flush w/c, bidet, panelled bath, double glazed window, beamed ceiling.

### **Bedroom**

16' 1" x 8' 11" (4.90m x 2.72m)

With two double glazed windows overlooking the garden, wash hand basin set in vanity unit, fitted wardrobes.

### **Bedroom/Office**

11' 0" x 8' 11" (3.35m x 2.72m)

With double glazed window, open views.

### **Bedroom**

17' 9" x 14' 7" (5.41m x 4.45m)

With two double glazed windows, fitted wardrobes, wash hand basin set in vanity unit, exposed beamwork.

### **Bedroom**

11' 7" x 9' 6" (3.53m x 2.90m)

With two double glazed windows.

### **Dressing Room/Home Office**

10' 5" x 9' 6" (3.18m x 2.90m)

Having fitted wardrobes, wash hand basin.

### **Annexe**

With entrance hallway with stone flagged floor, double doors leading through to...

### **Family Room**

21' 4" x 15' 7" (6.50m x 4.75m)

With exposed beamwork, dual aspect windows

### **Bedroom/Sitting Room**

19' 3" x 14' 9" (5.87m x 4.50m)

With exposed beamwork, central heating radiator, windows to both elevations, laminate flooring, access to...

### **Bedroom**

19' 11" x 14' 9" (6.07m x 4.50m)

With dual aspect windows, laminate flooring, central heating radiator.

### **Bathroom**

Having corner shower, wash hand basin, low flush w/c, step upto bath, mixer stem tap, chrome heated towel rail, fully tiled, central heating boiler,

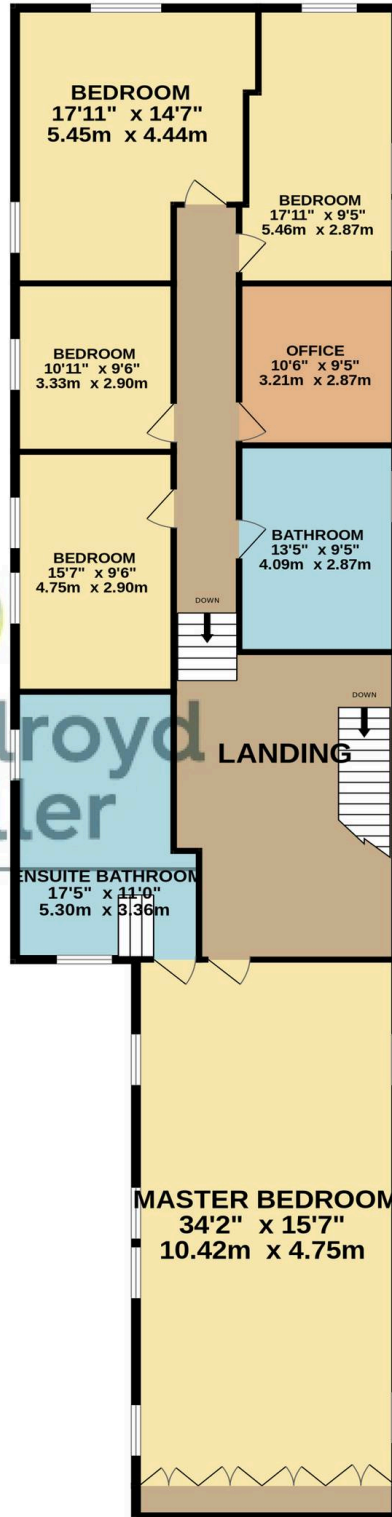
### **Outside**

The property has a private drive off the Balk giving access to the gravelled driveway and turning area leading to double garage, adjacent stable block and tack room and various stores, extensive Yorkshire Stone patio, raised pond, open views over the formal lawn gardens with tennis court and further paddock area amounting to 1 Acre, retaining complete privacy. The property is served by a Septic tank.



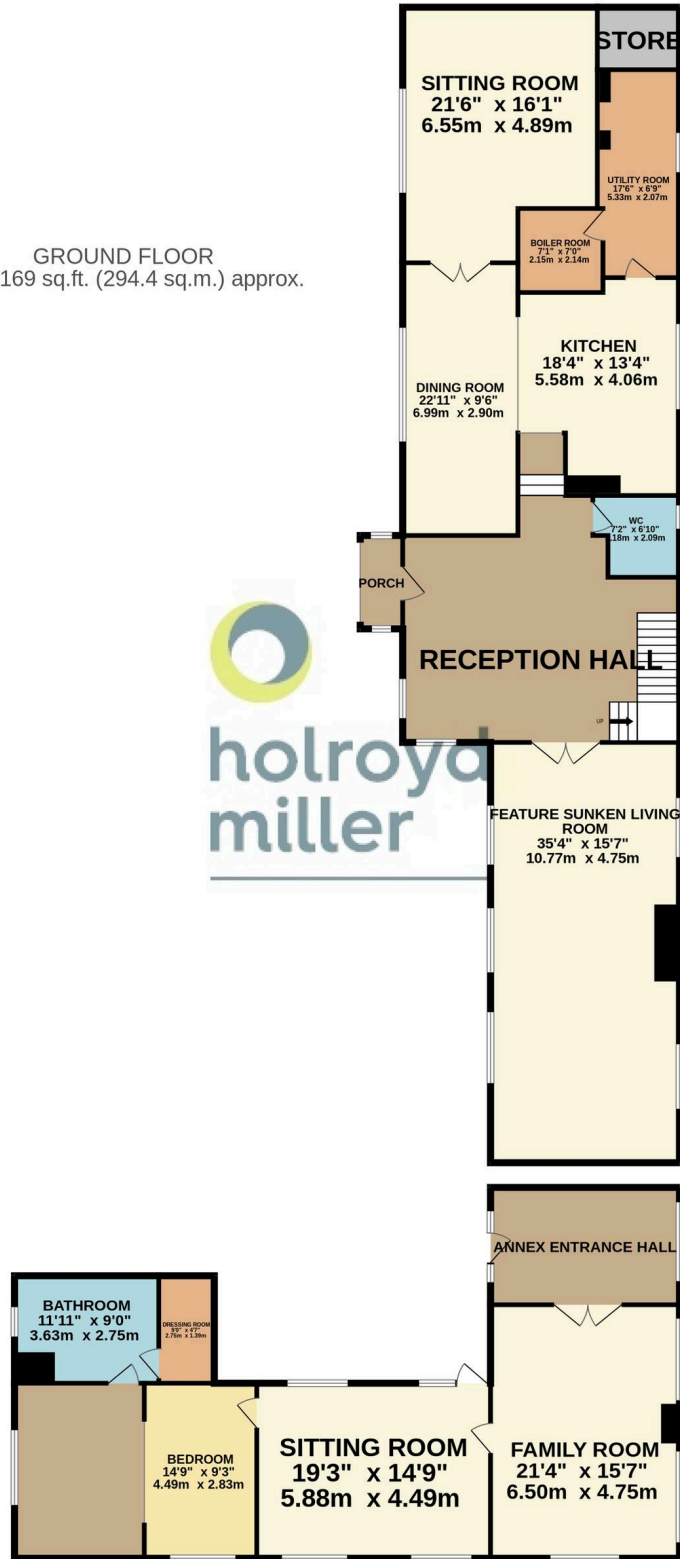


1ST FLOOR  
1976 sq.ft. (183.6 sq.m.) approx.



PROPERTY MISDESCRIPTIONS ACT 1991 The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view

GROUND FLOOR  
3169 sq.ft. (294.4 sq.m.) approx.



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