



Church Grange, Church Street, Northrepps

Price Guide £625,000

- Grade II listed semi detached barn conversion
- Snug/games room
- Ensuites & dressing room
- Cloakroom
- Garage & off road parking
- Open plan kitchen/diner/family room
- Home office/bedroom 5
- Large utility
- Stained glass windows
- Garden

Church Grange Church Street, Northrepps NR27 0LG

Welcome to this charming Grade II listed semi detached barn conversion, located on Church Street in the picturesque village of Northrepps. This stunning property boasts a unique blend of traditional brick and flint architecture.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your family, a beautiful open plan kitchen, family room, and dining room provide a seamless flow, ideal for both everyday living and hosting gatherings. With four spacious bedrooms, including three En suites and a dressing room, there is no shortage of comfort and luxury in this home

With the convenience of oil-fired central heating, you can stay warm and comfortable throughout the year. The character and history of this Grade II listed home, combined with modern amenities, make it a truly special place to call your own.



Council Tax Band: E



ENTRANCE HALLWAY

Arched entrance door leading into the hallway with decorative tiled flooring with underfloor heating, step up to the snug/games room, cloakroom and double doors opening into the family/kitchen room. Arched stain glass window, inset cast iron fireplace (currently unused). Stairs to first floor.

SNUG/GAMES ROOM

Beautiful arched stain glass window to the front, TV point, decorative tiled flooring with underfloor heating, inset LED spot lighting, beamed ceiling, two steps up to the

UTILITY ROOM

Range of high gloss base and drawer units with white work tops over, inset stainless steel sink unit with mixer tap, provision for washing machine, decorative tiled flooring with under floor heating and arched stain glass window, large hot water tank, wall mounted oil fired boiler, access to loft space.

CLOAKROOM

Low level WC, wall mounted wash hand basin, ceiling light, decorative tiled flooring with underfloor heating.

KITCHEN/DINER/FAMILY ROOM

A superb large open plan space with a white gloss range of kitchen base and drawer units with Corian work tops, built in double electric over with inset induction hob and extractor hood over. Built in dish washer, inset one and half bowl sink unit with hot tap and separate mixer tap. Separate large central Island with storage cupboards beneath seating breakfast bar area and matching white work tops, and three drop down lights over. Large space for dining table and chairs, exposed flint walling, three large full height arched windows and French doors to garden. Herringbone flooring, open plan to living area, TV point, inset spot LED lighting. Large wood burner on stone hearth.

LANDING

Stairs leading to the landing with two lovely arched windows to the front. Carpet, doors to all rooms, large built in cupboard, ceiling light.

BEDROOM ONE

Large double bedroom with two arched windows to the front, radiator, carpet, ceiling light, door to

DRESSING ROOM

Fully fitted out with mirrored wardrobes, carpet, Velux roof light and door to

ENSUITE BATHROOM

Double ended tub bath with mixer tap, walk in separate shower cubicle with tiled walls and waterfall shower head, wall mounted heated towel rail, vanity wash hand basin with mixer tap and two drawers beneath, low level WC, tiled flooring, ceiling light and Velux roof light window.

BEDROOM TWO

Arched window to the front, radiator, carpet, ceiling light.

BEDROOM THREE

Arched window to the rear, carpet, radiator, ceiling light, door to Ensuite (this room is currently under construction but will be fully fitted out before completion)

BEDROOM FOUR

Two arched windows to the front, radiator, ceiling light, carpet, door to

ENSUITE BATHROOM

P-shaped bath with waterfall shower head over and glazed screen, tiled walls, wall mounted heated towel rail, vanity wash hand basin, low level WC, tiled flooring with under floor heating.

OFFICE/BEDROOM FIVE

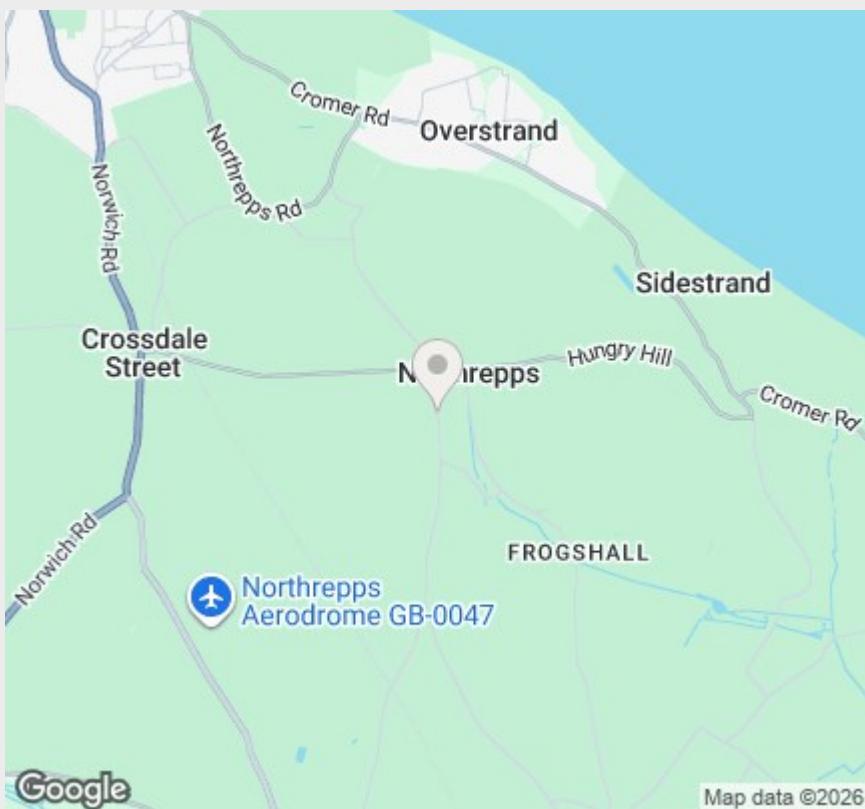
Arched window to the rear, carpet, ceiling light.

OUTSIDE

An enclosed garden to the front which is south facing, mainly laid to lawn with hedging to the front, mature flower bed and shrub borders, brick weave pathway to the front door. Small outside storage cupboard. There is also a separate DETACHED GARAGE with power and light and further off street parking to the front.

AGENTS NOTE

The property is Freehold and has mains electricity, water and drainage connected. It has oil central heating and has a Council tax band E.

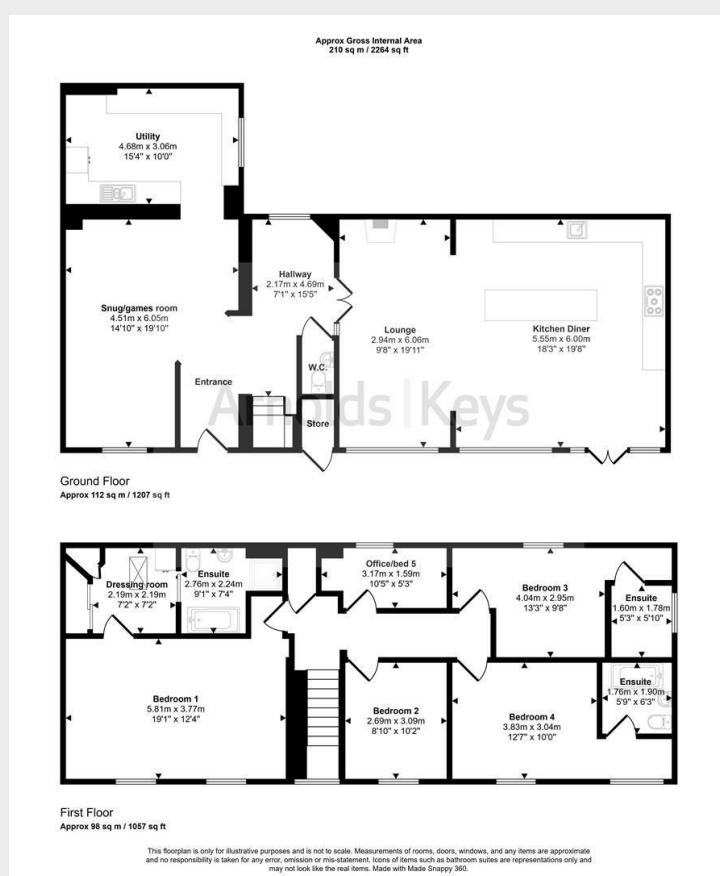


Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

