Barn Conversion

OWLETS END, BARTON, BIDFORD ON AVON, B50 4ND

Asking Price

£685,000

FEATURES

- Barn Conversion
- No Onward Chain
- Ensuite To The Master
- Low Maintenance Garden
- Three Reception Rooms
- Desirable Village Of Barton
- Original Features
- Study
- Four Bedrooms
- Galleried Landing

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AVON ESTATES

4 Bedroom Barn Conversion located in Barton

Entrance Hall
Feature double doors with secure locking, two double glazed windows to front aspect, double panel radiator, storage cupboard under the stairs, telephone point and stairs to first floor. Leads to Downstairs WC.

Downstairs WC
Obscure double glazed window to front aspect, vanity unit housing wash hand basin, dual flush low level WC with tiled splashback, part tiled walls, vinyl floor and single panel radiator.

Sitting Room
19'5" x 13'2"
Double glazed windows in wooden sealed units to front and rear aspect, gas feature fire which has been capped off, feature fire place, window seat with storage beneath, bespoke hand made double wooden cupboards either side, TV point, telephone point, fitted carpet, two wall lights and exposed beams.

Dining Room
12'5" x 10'9"
Triple bi-fold doors to rear aspect, single panel radiator and fitted carpet.

Kitchen/Breakfast Room
14'0" x 11'4"
Double glazed window in wooden sealed unit and door to rear aspect. A range of matching painted French oak wall and base units with work top over, one and a half bowl sink with drainer and mixer taps. Four ring gas hob with retractable extractor fan hood over, integrated double oven, space for fridge/freezer, washing machine and dishwasher. Worcester Bosch wall mounted boiler, part tiled walls, tiled floor, modern panelled radiator and spotlights.

Study
8'6" x 7'8"
Double glazed window in wooden sealed unit to front aspect, fitted carpet and single panel radiator.

Galleried Landing
Double glazed feature windows to front aspect, seating area, airing cupboard housing immersion water tank, exposed beams and vaulted ceiling.

Master Bedroom
14'0" x 10'7"
Double glazed windows in wooden sealed units to front and rear aspect, vaulted ceilings with exposed timbers, fitted double floor to ceiling wardrobes, single panel radiator, fitted carpet and leads to Ensuite.

Ensuite
Corner shower cubicle with rainfall shower head, dual flush low level WC, wash hand basin in unit with low level cupboards, spotlights, heated towel rail and part tiled walls.

Bedroom Two
12'0" x 9'9"
Double glazed window in wooden sealed unit to front aspect, double panel radiator, fitted carpet, recessed storage space with rail, vaulted ceiling and exposed timbers.

Bedroom Three
11'8" x 9'2"
Double glazed window to rear aspect, single panel radiator, fitted carpet, recessed storage space with rail, vaulted ceiling and exposed timbers.

Bedroom Four
12'4" x 8'8"
Four double glazed mid level feature windows in wooden sealed units to rear aspect, double panel radiator, telephone point, fitted carpet, recessed storage space with rail, vaulted ceiling and exposed timbers.

Bathroom
Obscure double glazed window to front aspect, bath with tiled panels and surround, separate double walk in shower with rainfall shower head, dual flush low level WC, wash hand basin with low level cupboard unit, heated towel rail, spotlights, vaulted ceiling, exposed beams, extractor fan, part tiled walls and vinyl flooring.

Rear Aspect
East facing, enclosed walled garden, rear gated access, courtesy lighting, cold water tap, paved pathways, patio, slate chipping beds, planted beds, pergola, timber deck, timber bar, timber summer house and two power sockets.

Store
9'1" x 6'9"
Formed from part of the garage, it has been partially converted to a Store Room with door to rear, internal power, spotlights and carpet.

Glass Summer House
9'2" x 7'5"
Double glazed and fully insulated with power, carpet and seating space.

Timber Bar
Internal power and removable panel to create a serving hatch.

Garage
Up and over door, internal power and rafter storage space. Brick paved driveway to front providing off road parking for one.

Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

Council Tax Band

Currently tax band 'G' this is subject to change during the conveyance if the property has been extended since 1st April 1991

NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect

Call us on

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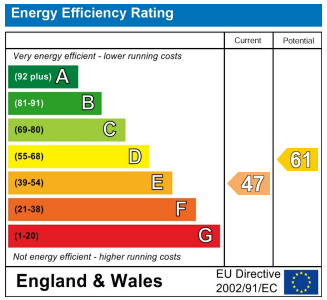
Ground Floor

First Floor

Council Tax Band - G

Energy Performance Rating - E



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.