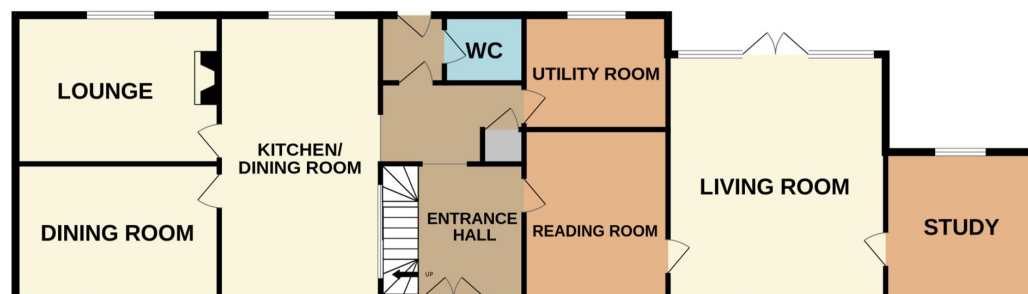
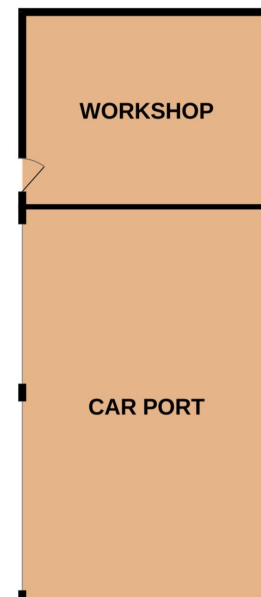
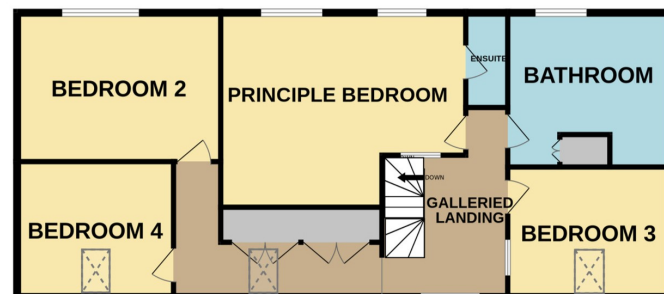



6 The Church Barn, East End, LANGTOFT PE6 9LP
£680,000


*** BARN CONVERSION *** Nestled in the picturesque countryside village of Langtoft, this exceptional Grade II listed semi-detached barn conversion offers the perfect blend of historic charm and modern living. Full of character, this beautifully restored property is brimming with original features, including exposed brickwork and wooden beams. Briefly comprising entrance hall, kitchen/dining room, five reception rooms, utility room and downstairs cloakroom. Upstairs, there are four double bedrooms, with an en-suite to the principle, and a family bathroom. Externally, there is ample off road parking, landscaped gardens, a carport and a workshop. Council Tax Band F - EPC Energy Rating D.

PROPERTY SUMMARY

Entering through the arched double fronted doors, you are welcomed by a hallway, boasting the glass panelled wall that offers a glimpse through to the kitchen, and an impressive bespoke wooden staircase that has a hand-carved mouse as a delightful and unique detail. The kitchen/diner is the heart of the home, offering a spacious and functional design with a central island. The dining room provides an elegant setting, whilst the lounge is equally impressive, boasting a traditional inglenook fireplace with a multi-fuel burner, creating a warm and cosy space. The living room features vaulted ceilings with exposed beams, reflecting the character of the home and French doors that open onto the beautifully landscaped garden. A reading room, study, utility room and cloakroom complete the downstairs accommodation.

The charm continues as you make your way upstairs. There are four double bedrooms, with the principle bedroom benefiting from a en-suite shower room. The large family bathroom features a four-piece suite comprising separate shower cubicle and a freestanding bath, complete with traditional telephone taps. Upstairs also boasts exposed brick and beams, further enhancing the rustic charm of this beautiful home, and skylights above flood the upstairs with natural light.

Set within approximately 0.35 acres, the gardens enjoy established mature trees, shrubbery, a feature pond, and climbing wisteria creating an idyllic setting. In addition, there is a carport and a workshop, providing ample space for parking and storage.

ENTRANCE HALL

Tiled flooring, stairs to first floor accommodation, radiator, glass panelled wall, exposed brick.

INNER HALLWAY

Exposed brick walls, one with feature niche, storage cupboard and coving to the ceiling.

UTILITY ROOM

10' 4" x 8' 1" (3.15m x 2.46m) (Approx) Fitted with a range of eye level and base units with worktop over, sink and drainer with swan neck mixer tap over, space and plumbing for washing machine and tumble dryer, space for American style fridge/freezer, exposed bricks, tiled flooring, window the the rear, inset spotlights and boiler.

REAR LOBBY

Door to the rear with window to the side, exposed bricks and tiled flooring.

CLOAKROOM

Fitted with a two-piece suite comprising wash hand basin and WC, partly tiled, tiled flooring, radiator, exposed bricks and coving to the ceiling.

KITCHEN/DINING ROOM

21' 3" x 12' 1" (6.48m x 3.68m) (Approx) Fitted with a range of eye level and base units with worktops over, central island, one and a half bowl ceramic sink with drainer and swan neck mixer tap over, Belling cooker with built-in extractor over, integrated dishwasher, exposed bricks, part tiled, tiled flooring, inset spotlights, radiator and coving to ceiling, two feature niches currently housing wine rack and microwave. Dual aspect windows to front and rear.

LOUNGE

15' 3" x 11' 2" (4.65m x 3.40m) (Approx) Inglenook fireplace housing multi-fuel burner, exposed bricks, coving to the ceiling, window to the rear, radiator and wall sconces.

DINING ROOM

15' 3" x 9' 6" (4.65m x 2.90m) (Approx) Exposed bricks, coving to the ceiling, radiator, window to the front and wall sconces.

READING ROOM

12' 8" x 10' 9" (3.86m x 3.28m) (Approx) Exposed bricks, coving to the ceiling, radiator, window to the front and wall sconces.

LIVING ROOM

18' 4" x 16' 3" (5.59m x 4.95m) (Approx) Inglenook fireplace with gas fire, exposed bricks and feature beams, two radiators, wall sconces, wooden flooring, French doors to rear with windows either side, two windows to the front.

STUDY

11' 4" x 11' 0" (3.45m x 3.35m) (Approx) Wooden flooring, exposed beams, three windows to front, rear and side, and two radiators.

GALLERIED LANDING

Exposed bricks and beams, feature window to front, skylight, built-in wardrobe, loft access and radiator.

PRINCIPLE BEDROOM

18' 4" max x 14' 6" max (5.59m x 4.42m) 12' 0" min x 10' 6" min (3.66m x 3.20m) (Approx) Two windows to the rear, coving to the ceiling, exposed bricks and beams, two radiators, wall sconces, and internal window to the landing.

EN-SUITE

Fitted with a three-piece suite comprising shower cubicle, wash hand basin and WC. Exposed bricks and extractor fan.

BEDROOM TWO

15' 4" x 11' 2" (4.67m x 3.40m) (Approx) Window to the rear, exposed bricks and beams, wall sconces, radiator and coving to the ceiling.

BEDROOM THREE

12' 0" x 9' 8" (3.66m x 2.95m) (Approx) Skylight, internal window to the landing, exposed bricks and beams, radiator and coving to the ceiling.

BEDROOM FOUR

11' 9" x 9' 7" (3.58m x 2.92m) (Approx) Skylight, exposed bricks and beams, radiator and coving to the ceiling.

BATHROOM

12' 3" x 11' 2" (3.73m x 3.40m) (Approx) Fitted with a four-piece suite comprising shower cubicle, freestanding bath with telephone taps over, vanity unit with inset wash hand basin and traditional style WC. Partly tiled, radiator, dado rail, exposed bricks and beams, coving to the ceiling, window to the rear and storage cupboard.

OUTSIDE

Accessed via a gated entrance, the front garden is laid to lawn, enhanced by mature shrubs and a stunning wisteria cascading over the front door, creating an inviting first impression. As you continue along the gravel drive, bordered by trees and shrubs, you'll find an allotment complete with a greenhouse. Further along, a large, concreted area offers ample parking space, with a carport and a workshop that benefit from both light and power connections. To the rear, the property is partially enclosed by walling and mature hedging. The garden is predominantly laid to lawn, with a patio area ideal for outdoor dining, a pond is enclosed by low level fencing, making this a delightful outdoor space for both relaxation and entertainment.

AGENT NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

