



Millwood Barn, Down Oak Farm, Main Road, Westfield. TN35 4SL. **oieo £300,000 freehold**

An attractive detached oak framed barn extending to approximately 850 sq.ft. and recently having obtained a planning in principle approval to convert into a single residential dwelling with an area of garden and parking.

Description

A unique opportunity to acquire a detached oak framed barn originally granted under Planning Ref: RR/2016/1799/P. The barn provides a large open plan workshop with two additional bays as well as office, bathroom and kitchenette and has recently benefitted from a planning in principle approval Ref: RR/2025/1870/PIP to convert to a single dwelling. Considered to offer excellent potential to create an individual home, the barn sits in a large area of ground, predominantly laid to grassland with a small orchard being fence enclosed with established tree lined borders.

Directions

From Westfield proceed towards Brede turning right into Down Oak Farm where the property will be seen on the left hand side. What3Words: //grain.loans.myself

THE ACCOMMODATION IS APPROACHED VIA

2 double hinged hardwood doors to a

LARGE OPEN BAY

32' 9" x 18' 0" (9.98m x 5.49m) with two additional hinged doors leading to the rear, three windows and a small kitchenette with a mezzanine above measuring approx. 21' 7" x 18' 5" (6.58m x 5.61m). The main barn opens into

TWO ADDITIONAL BAYS

19' 4" x 10' 0" (5.89m x 3.05m) measuring with corrugated perspex roof light.

BATHROOM

9' 3" x 6' 9" (2.82m x 2.06m) with corrugated perspex roof and fitted with a white panelled bath with tiled surround, cupboard housing the hot water tank, low level wc, wash hand basin and heated towel rail.

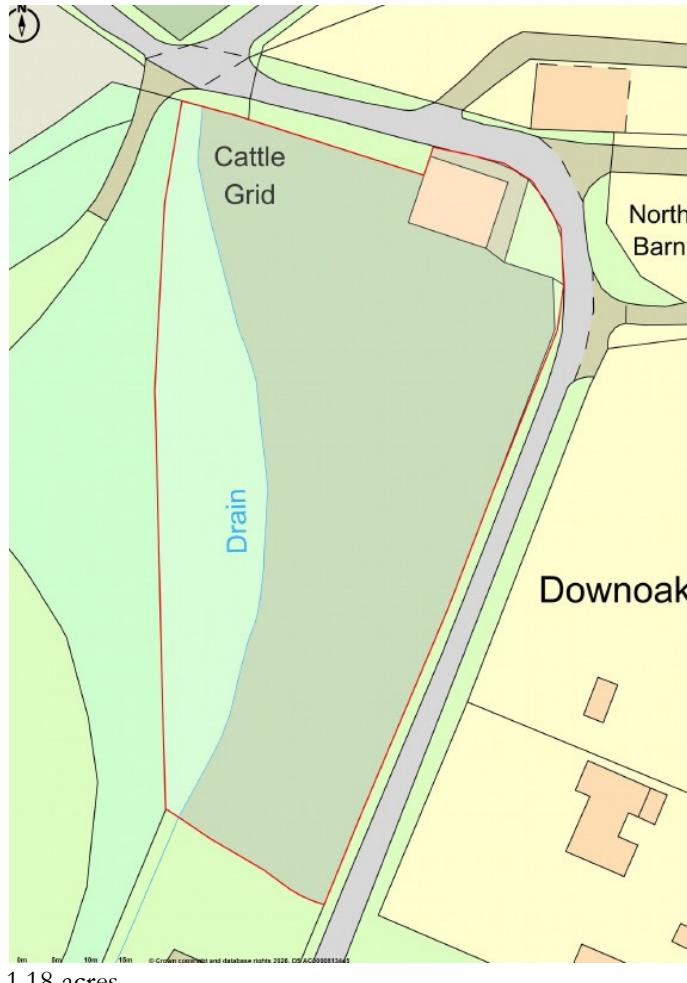
OFFICE

10' 7" x 9' 0" (3.23m x 2.74m) with tiled floor.

SERVICES

The building has power and light and is connected to the main sewer.

SITE PLAN



OUTSIDE

Approached over a private road there is parking in front of and to the side of the barn. The land is predominantly laid to grass with a small orchard.

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.