

£825,000
Freehold



THOMAS CONNOLLY
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Summary of Property

Powells Barn was built on a period farmhouse and converted to provide barn-style accommodation.

A well proportioned barn conversion of part timbered brick elevations under a tiled roof and forming one of three properties around a courtyard and enjoying a fine rural aspect adjoining open farmland between Whaddon and Tattenhoe. The stylish open plan Sitting Room and Dining Room enjoys a bright aspect with windows and french doors to three elevations. Careful attention has been given to the choice of colours and materials throughout the property, notably to the main reception rooms where there is terracotta tiled flooring, a central brick open fireplace and chimney breast and dramatic white painted open vaulted ceiling. The well fitted Kitchen /Breakfast Room has a double aspect with views to both the front and rear of the property. A lengthy inner Hallway provides access to the Bedrooms and Main Bathroom.

There is a pump room housing the boiler which makes an ideal space to dry laundry due to its size, as well as storage cupboards and an airing cupboard. The entirety of the barn benefits from underfloor heating.

The grounds are mature and leafy, and offer a semi-rural feeling even though the location is only circa three miles to Central Milton Keynes. Trees such as an oak, ash and cherry offer privacy and a sense of seclusion.

Parking is provided by a double carport with the ability to park in front too. Accessed from within the carport is a storage room which could be utilized as an

Room Descriptions

GROUND FLOOR

KITCHEN

10' 7" x 14' 6" (3.23m x 4.42m)

UTILITY ROOM

6' 9" x 9' 3" (2.06m x 2.82m)

SITTING ROOM

14' 7" x 21' 5" (4.45m x 6.53m)

DINING ROOM

11' 3" x 14' 6" (3.43m x 4.42m)

MASTER BEDROOM

16' 4" x 13' 9" (4.98m x 4.19m)

ENSUITE TO MAIN BEDROOM

BEDROOM TWO

12' 1" x 11' 7" (3.68m x 3.53m)

EN SUITE TO BEDROOM TWO

BEDROOM THREE

11' 7" x 13' 3" (3.53m x 4.04m)

BEDROOM FOUR

9' 0" x 12' 0" (2.74m x 3.66m)

MAIN BATHROOM

CLOAKROOM

FRONT AND REAR GARDENS

CARPORT

17' 10" x 16' 0" (5.44m x 4.88m)

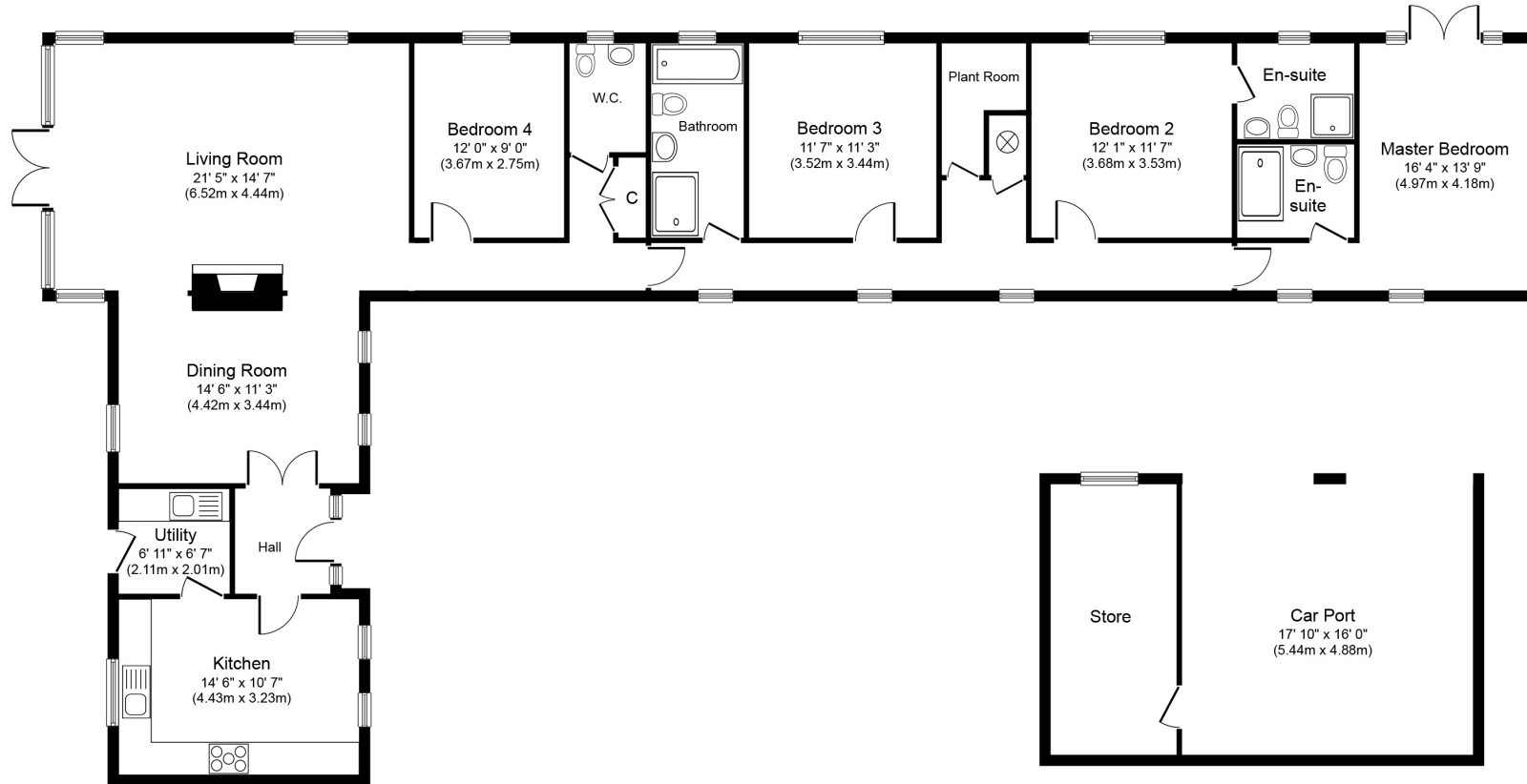
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Outbuilding

Approx. Gross Internal Floor Area 1,865 sq. ft. (173.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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