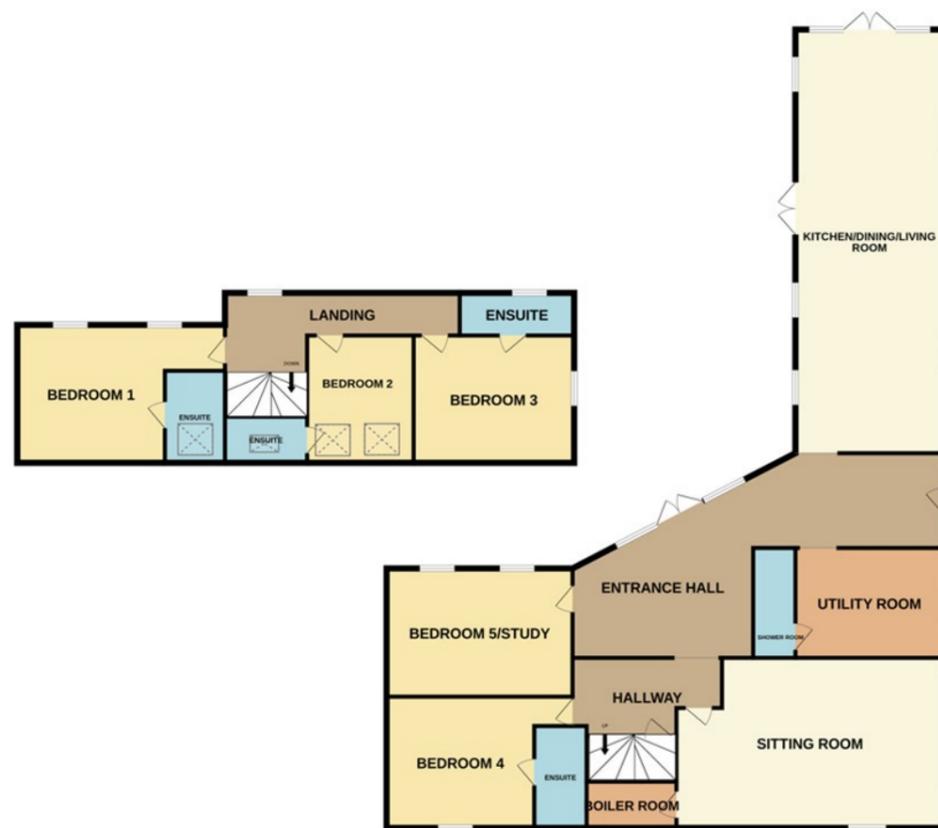




The Barns, Dark Lane, Bitchfield, Lincolnshire NG33 4DF

£699,950



*** BARN CONVERSION IN BEAUTIFUL HAMLET WITH STUNNING VIEWS *** Rosedale Property Agents are delighted to bring to the market this discreetly positioned striking stone barn conversion situated within the small and picturesque hamlet of Bitchfield, a short distance from the thriving village of Corby Glen giving rural tranquillity and nearby convenience. Tastefully converted and extended, this one-of-a-kind property enjoys far-reaching views across adjoining countryside and farmland. Behind its unassuming but characterful exterior lies an expansive and versatile interior perfectly suited to modern family living with many stunning features, including exposed brick and stonework and original beams. The heart of the home is a superb 40ft open-plan kitchen, dining and living area — an impressive, light-filled space designed for both everyday life and entertaining. The ground floor is also complemented by a separate sitting room, a generous study/family room and a large double bedroom with en-suite shower room, ideal for guests or multi-generational living, a utility room, and a further shower room for added practicality. Upstairs are three well-proportioned, double bedrooms, each benefitting from their own en-suite facilities and a bright landing with exposed original features. Outside, the property continues to impress with a substantial driveway and large garden with impressive views. There is ample space for potential garaging or a car port, subject to the necessary planning permissions. Viewing is highly recommended for this special property offered for sale with no chain. EPC energy rating - C / Council Tax band - F

ENTRANCE HALL

Front entrance door. French door to the rear garden with full length feature windows. Exposed stone walls and brickwork. Two radiators.

KITCHEN / DINING / LIVING SPACE

40' 1" x 14' 1" (12.22m x 4.29m) (approx.) Fitted with a range of base, drawer and eye level units, 1.5 sink unit with mixer tap, Rangemaster range cooker with five ring induction hob and extractor fan over. Quartz worktops, breakfast bar, integrated tall fridge, integrated tall freezer, integrated dishwasher, wine fridge. Large island with more base and drawer units, two radiators, tiled flooring, vaulted ceiling, dual aspect windows to each side, French doors to rear and French doors to side. Spotlights.

UTILITY ROOM

13' 1" x 10' 5" (3.99m x 3.17m) (approx.) Spotlights. Fitted with a range of base and drawer units. 1.5 stainless steel sink and drainer unit with mixer tap over. Worktops, tiled flooring, integrated washing machine and integrated tumble dryer. Window to side.

DOWNSTAIRS CLOAKROOM / SHOWER ROOM

8' 8" x 2' 9" (2.64m x 0.84m) (approx.) Fitted with a three piece suite comprising low level WC with dual flush, wash hand basin with vanity unit and shower cubicle. Tiled flooring and partially tiled walls.

SITTING ROOM

25' 5" x 16' 1" (7.75m x 4.90m) (max) (approx.) Spotlights. Dual aspect windows to front and full length feature windows to side. Two radiators.

AIRING CUPBOARD

Water cylinder and storage space.

INNER HALLWAY

Understairs cupboard. Stairs to first floor landing.

BEDROOM FOUR

20' 0" x 13' 1" (6.10m x 3.99m) (max) (approx.) Spotlights. Window to front and radiator.

ENSUITE TO BEDROOM FOUR

8' 9" x 5' 8" (2.67m x 1.73m) (approx.) Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, tiled flooring, extensively tiled walls and chrome heated towel rail.

BEDROOM 5 / STUDY / FAMILY ROOM

17' 6" x 11' 0" (5.33m x 3.35m) (approx.) Spotlights. Window to rear and radiator.

LANDING

Window to rear, exposed beams and original stone feature wall. Spotlights and two radiators.

BEDROOM ONE

18' 2" x 13' 1" (5.54m x 3.99m) (max) (approx.) Spotlights. Window to rear and two radiators.

ENSUITE TO BEDROOM ONE

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower over, chrome heated towel rail, tiled flooring and half tiled walls. Skylight.

BEDROOM TWO

12' 5" x 12' 2" (3.78m x 3.71m) (approx.) Spotlights. Exposed beam, radiator and window to side.

ENSUITE TO BEDROOM TWO

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, partially tiled walls, chrome heated towel rail and skylight.

BEDROOM THREE

12' 4" x 11' 8" (3.76m x 3.56m) (approx.) Spotlights. Window to side, exposed beam and radiator.

ENSUITE TO BEDROOM THREE

Fitted with a three piece suite comprising WC, wash hand basin with vanity unit and shower cubicle, partially tiled walls, chrome heated towel rail and window to rear.

OUTSIDE

The split level Southerly aspect rear garden is mainly laid to lawn with paved patio with gated access to the side and enclosed by stone walling and fencing. There is also an oil tank and septic tank.

There is a generous driveway to the side of the property providing off road parking for several vehicles. A car port or garaging could be possible subject to planning permission.

AGENTS NOTE

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

