



Bluebell Barn,
Caverswall Lane



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Offers in Region of £425,000

Bluebell Barn is tucked away in the rural & popular location of Caverswall. The property has original barn features such as wooden beams, but also has a contemporary and modern style. The property benefits from a lounge with stunning views through the velux windows, ground floor bathroom, modern fitted kitchen and one bedroom having an en-suite. Externally the property has a garden mainly laid to lawn with two private off road parking spaces. The property really needs to be viewed to appreciate the size, style and feel of the barn. Call now to arrange your viewing!





Ground Floor

Hallway

4.32m x 4.06m (14' 2" x 13' 4") A welcoming entrance with storage cupboard, radiator and carpet flooring.

Lounge

5.11m x 4.23m (16' 9" x 13' 11") A solid wooden door to the side, velux windows to the rear with stunning views, radiator and carpet flooring.

Kitchen/Diner

6.74m x 3.94m (22' 1" x 12' 11") A stunning high specification fitted grey gloss kitchen with quartz worktops, integral oven & grill with electric hob and extractor over, integral fridge/freezer, dishwasher and plumbing for washing machine, door to the side and rear, double glazed window to the front, radiator and tiled flooring.

Bathroom

2.35m x 1.94m (7' 9" x 6' 4") A white modern suite with bath and overhead rainfall shower unit, pedestal hand wash basin, low level W/C, chrome towel radiator, part walls and tiled flooring.

First Floor

Landing

5.21m x 0.89m (17' 1" x 2' 11") Access to the first floor accommodation, radiator and carpet flooring.

Bedroom One

4.65m x 3.46m (15' 3" x 11' 4") Velux windows with blinds fitted, radiator and carpet flooring.

Bedroom Two

4.45m x 3.06m (14' 7" x 10' 0") A double glazed window to the rear, wooden feature beams, radiator, en-suite and carpet flooring.

En Suite

A walk in shower unit, pedestal hand wash basin, low level W/C, part tiled walls, chrome towel radiator and tiled flooring.

Bedroom Three

4.01m x 2.21m (13' 2" x 7' 3") A velux window with blind fitted, radiator and carpet flooring.

Shower Room

2.66m x 1.26m (8' 9" x 4' 2") A walk in shower unit, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls and tiled flooring.

External

Bluebell Barn fronts onto the courtyard, with side access door under the archway and a private garden with two parking spaces. Further visitor parking will be available in the car park to the front of the development. The surroundings by the barn is mature shrubs, trees, a pond and fields.


AGENTS NOTES

We understand the current vendor pays £25 per month for the up keep of the surrounding gardens, driveway and courtyard. We would advise anyone potential buyer to do their own investigations with regards to this.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		98
(81 to 91)	B		
(69 to 80)	C	71	
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



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