



Alder Barn, High Street, Ashwell, Baldock, Hertfordshire. SG7 5NT





4 Bedroom Barn Conversion

Offers in Excess of £450,000 Freehold

Offering the spaciousness of a large four-bedroom detached house in its expansive 1,800 sq. ft layout, this property is available at a fraction of the cost. Enjoy a generous living space and the unique charm of a barn conversion.

This exquisite barn conversion blends traditional architecture with modern convenience. Nestled in peaceful Ashwell, it offers stylish living space with the charm of a traditional barn and the comfort of modern amenities. It's perfect for those seeking a spacious and unique family home.

Step inside to a stunning open-plan living area with vaulted ceilings and large windows that illuminate the space. Exposed oak beams and brickwork enhance the rustic charm, while bi-fold doors offer a seamless connection to the outdoors.

The ground floor features a large kitchen diner with hardwood work surfaces and fitted units. A utility room, pantry/storeroom, and cloakroom with WC add convenience.

Upstairs hosts four well-appointed bedrooms. The master bedroom boasts an en-suite, and a family bathroom serves the other bedrooms. A mezzanine floor overlooks the living area, adding a unique and open feel.

Available chain-free, this property is ready for immediate move-in, offering a relaxed lifestyle in a sought-after location.

Priced at Offers in Excess of £450,000, this property represents fantastic value in a desirable location.

- Four spacious bedrooms
- Contemporary family bathroom
- Stunning bi-fold doors
- Original exposed beams and brickwork
- Impressive open-plan living space with vaulted ceilings
- Master bedroom with ensuite
- Chain free, move-in ready!
- EPC rating E. Council tax band F

Ground Floor

Entrance:

Via wooden front door leading to welcoming entrance with bespoke hardwood oak flooring, leading to the main living areas, cloakroom, and WC.

Cloakroom/WC:

Ideal for guests, featuring a low-level WC, handwash basin, and storage for coats and shoes.

Lounge:

A breathtaking, double-height lounge with exposed oak beams, a striking brick fireplace, and statement radiators. The room is bathed in light from large feature windows and bi-fold doors, making it a perfect spot for family time or hosting friends.

Kitchen:

Designed with practicality in mind, the kitchen features a range of fitted units, hardwood worktops, and a stainless-steel double sink unit. With a window offering views to the rear aspect, it's a functional yet charming space.

Utility Room:

Conveniently located off the kitchen, the utility room provides additional storage and space for appliances, keeping the main kitchen clutter-free.

Pantry/Store Room:

Ideal for extra storage, housing the boiler, utility meters, and shelving. With space for the fridge freezer.

First Floor

Bedroom One:

A serene retreat with two Velux windows, flooding the room with light. Fitted carpet, the perfect place to unwind.

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Bedroom Two:

A spacious split-level room that can accommodate a double and single bed, or with ample space for a desk or wardrobe – ideal for children, teens or guests.

Bedroom Three:

A cosy bedroom with a barn-style window, fitted carpet, and radiator, offering plenty of charm and comfort.

Bedroom Four:

A unique and spacious mezzanine bedroom, overlooking the lounge, featuring fitted carpet and access to an en-suite bathroom.

Family Bathroom:

A luxurious, fully tiled bathroom with a walk-in shower cubicle, built-in hand wash basin unit, and shelving for storage.

Agents Note:

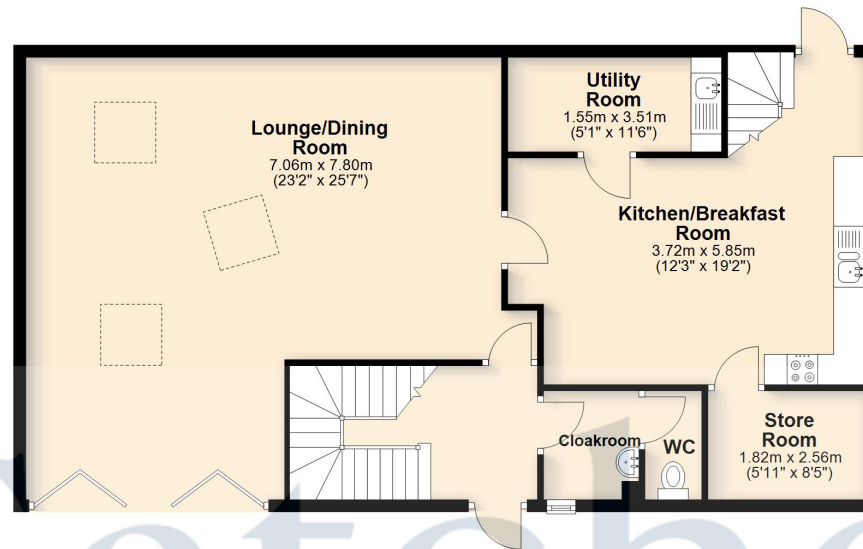
Draft particulars yet to be approved by the vendor and may be subject to change.



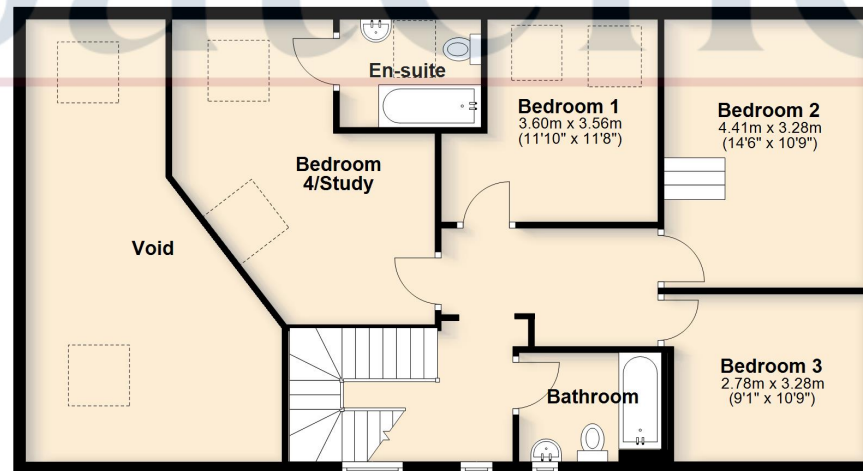


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.

Alder Barn, Ashwell