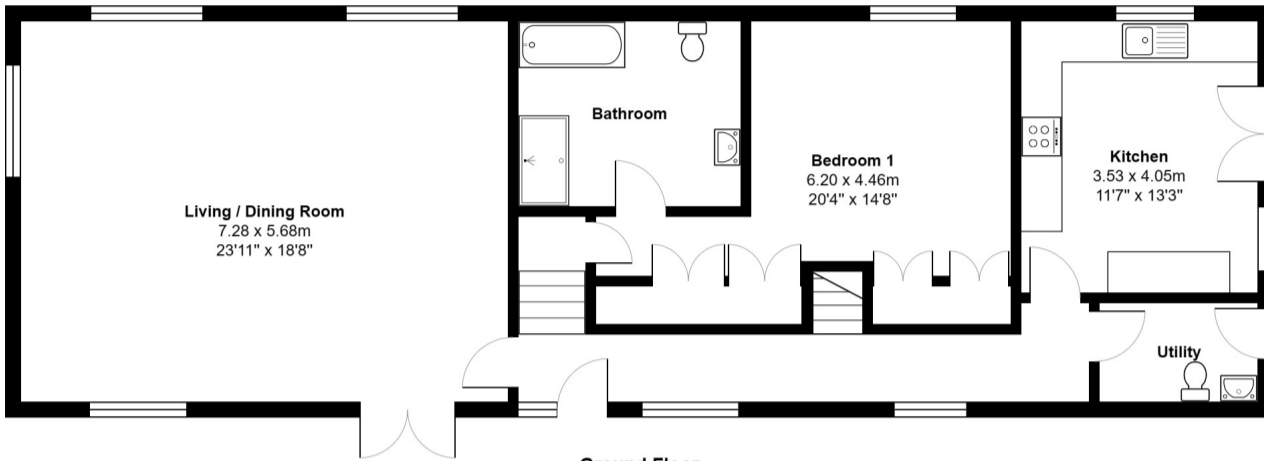
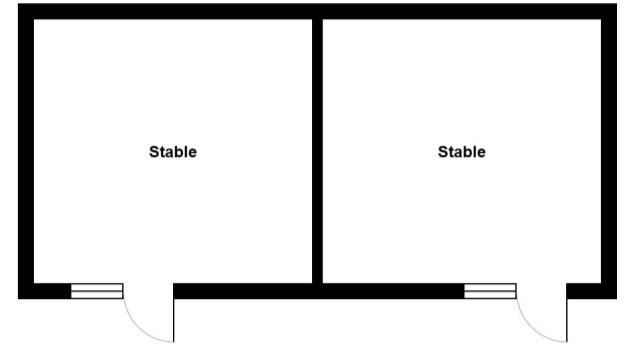


Lower Ground Floor



Ground Floor

Total Area: 162.6 m² ... 1750 ft²

All measurements are approximate and for display purposes only



Whelpley Hill

£1,350,000

A rare opportunity to purchase a unique and secluded Barn conversion situated on a plot of approximately 3 acres, of which 2.5 acres being paddock land with two field stables. The paddocks have direct access to a bridal way and have far reaching countryside view. The barn was converted in 2008, the accommodation is over three floors with two double bedrooms and a shower room in the basement, on the ground floor there is a large sitting room with vaulted ceiling's and a kitchen diner. There is a beautiful main bedroom on the first floor with vaulted ceiling's and a large ensuite bath/shower room.

Ground Floor

Entrance Hallway

Tile flooring with under floor heating. Vaulted ceiling, LED downlighters, two windows to the front, stairs to first floor, stairs leading to basement bedrooms and shower room, doors leading to.

Kitchen Diner

French doors view views over the garden and paddocks, high vaulted ceiling. A range of wall and base units in a light wood effect, black granite work surfaces with a 1.5 bowl stainless steel sink. Space for range cooker, double width extractor hood, stainless steel splash back, concealed work top lighting, plumbing for dishwasher, space and plumbing for American style fridge freezer, tiled flooring with under floor heating.

WC/ Laundry room

Close couple WC, wash hand basin recessed into vanity unit, plumbing for washing machine and space for tumble dryer. Stable door leading to the rear garden.

Sitting Room/ Dining Rm

A triple aspect room with with French doors leading to the front patio, vaulted ceiling with exposed beams, point for wall mounted TV. Tiled flooring with underfloor heating.

Basement

Inner hallway

Stairs from ground floor entrance hallway LED downlighters, under floor heating, doors leading to

Bedroom Two

Window to the rear, stolen light window, tiled floor, underfloor storage cupboard.

Bedroom Three

Window to rear, stolen light window, tiled floor.

Shower Room

Corner shower cubicle with curved glazed sliding doors, wall mounted shower mixer with flexible shower hose attachment, wash hand basin with chrome shower mixer taps, tiled flooring, partly tiled walls. WC with

concealed cistern.

First Floor

Bedroom One

A double aspect room with high vaulted ceiling, a range of fitted wardrobes, three Velux windows, window to the rear, tiled flooring with underfloor heating, LED downlighters, door to ensuite.

Ensuite Bath/Shower Room

A white suite with chrome fitments comprising of a large shower tray with glazed screen, Jacuzzi Spa Bath, WC, wash hand basin, fully tiled walls and flooring, Velux window to rear.

Outside

Garden and Paddock

The property has mature lawn garden garden with views over the paddock land and open countryside.

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