



## Station Farm Barn, Station Farm Barn, Barney, NR21 0NF

**£1,100,000**

- 4 bedrooms (4 en-suites)
- 3 reception rooms
- Stunning attention to detail
- EPC Rating: TBC

SIMPLY STUNNING! One of the finest examples of a barn conversion you will see. Built to the highest specification with no expense spared, the minute you walk in you will be amazed at the attention to detail and quality of the build. 4 bedrooms all with en-suites, 3 reception rooms and lovely views.



## Property Description

### STATION FARM BARN

Once belonging to the Astley estate, this barn has been transformed into the most beautiful 4 bed, 3 reception roomed character home. The attention to detail is second to none having been built using the best quality materials and technology available, whilst keeping much of the character of the original building. Surrounded by farmland, it has stunning views from almost every angle.

### FIRST IMPRESSIONS

To the front of the property is a shingled drive leading to a brick weave parking area for 4/5 cars. Add to this lawned areas and beautiful raised flower beds. Lovely views over farmland can be seen from all aspects. A foot path leads to the rear garden and patio.

### GROUND FLOOR

On entering the property, the first thing you will notice is the amount of natural light pouring in through solar powered electric Velux windows in the vaulted ceilings. The hallway blends straight into an open plan living area which then continues into the stunning kitchen breakfast room. The flooring is a mixture of engineered oak in the living room and limestone tiling in the kitchen. The ground floor is heated by under floor heating and every area has its own zone which can be programmed remotely by a mobile phone or by separate controllers in each area. Each reception room as well as the kitchen and dining room has full length glazed patio or bi-fold doors opening the central courtyard garden giving the impression of being outside whilst you are inside!

From the hall, doors lead to the boiler room and the utility room, fully equipped for washing machine, tumble drier, sink and a series of base and wall units. A further passage from then hall leads to the master bedroom and bedroom 2. Solid oak stairs with glazed sides rise to the mezzanine landing area.



The hall then blends into the sitting room with exposed beams and exposed brick and flint walls. This room then blends further into the kitchen.

The open plan kitchen has been specifically designed for those who love to entertain! With quality units, solid oak worktops, integral appliances throughout and a beautiful central island housing the induction hob with its own pop-up extraction unit. There is a space for an American style fridge freezer. Next to the kitchen is the dining room which is intersected by a stunning fireplace with a double-sided wood burner serving the kitchen and dining room.

The ceilings all have inset LED lighting, stunning hanging lighting as well as solid oak beams and period style wrought iron work adding to the character of the property. Many of the walls have exposed brick and flint which adds further character.

The dining room has patio doors opening to the courtyard garden.

The master bedroom on the ground floor has its own dressing room and en-suite bathroom. The second bedroom on the ground floor also has its own en-suite shower room.

#### FIRST FLOOR

The mezzanine landing has glazed balustrades with solid oak supports and large windows. Doors lead to the two first floor bedrooms.

The two double bedrooms both have en-suite shower rooms and one also has a built in wardrobe. Both have quality fitted carpets and wall mounted radiators.

#### EXTERIOR

To the rear of the property is a wonderful patio area with uninterrupted field views. The central courtyard has patio areas, raised flower and shrub beds, wall mounted external lighting and power for a hot tub. A further shingled storage area adjoins the patio area.

#### TECHNOLOGY

The property has the latest technology with solar powered electric Velux windows which automatically sense when it is raining and self-dose. The ground floor under floor heating can be operated internally or remotely by mobile phone and every room has its own controller. A specialized media wiring system has been installed serving all the rooms.

#### TENURE & SERVICES

Freehold

Mains drainage

LPG gas (buried tank)

Council Tax: Band F

No upward chain

EPC: BAND D 57

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