

Grove Barn

Horwood • Wincanton • BA9 9RA

KingsLand
Property & Land Agents



Guide Price £645,000

Three Double Bedroom Barn Conversion With Paddock & Gardens.

FOR SALE



Extended & Newly Fitted Kitchen/Breakfast/Dining Room



■ DESCRIPTION

■ Grove Barn is one of four properties converted from a former agricultural barn having been sympathetically recently extended to create an amazing living space. The property benefits from generous accommodation over one floor. Including a sitting room, newly fitted open plan luxurious kitchen/breakfast/dining room, utility room, cloakroom, three double bedrooms, dressing room, family shower room and ensuite shower room to the principal bedroom. Outside the house is approached via a shared driveway leading to a private parking area, garage with integral storeroom, at the front of the property there is an orchard and vegetable garden, hard standing, stable, access into the paddock and far-reaching views to the rear of the property. This property is currently registered as a small holding.

■ ACCOMMODATION

Front door with porch leads to:

■ **ENTRANCE** Double glazed wooden pane glass door, tiled floor leading to a carpeted generous sized inner hallway with double glazed lead pane window to side aspect, loft hatch with ladder and wooden part paned glazed door leading to an oversized storage cupboard.

■ **KITCHEN/BREAKFAST ROOM** Generous light and airy newly fitted kitchen/breakfast room with a range of modern high gloss wall and base units with oak worksurfaces over, induction hob with extractor above, one and half bowl sink unit with mixer tap, Neff single oven, double oven, steam oven, microwave, plate warmer, wine cooler, integrated dishwasher and space for American style fridge freezer. Two double glazed lead pane windows to the side aspect, breakfast bar, patterned tiled flooring, led downlighters, aerial point, and night and day blinds. Double glazed lead pane timber doors leading out onto the patio area and rear garden.





- **DINING ROOM** Open plan to Kitchen/Breakfast room with large double glazed lead pane picture window to the side, ariel point, door leading to the Sitting room.
- **SITTING ROOM** Double aspect, feature brick fireplace with Villagers wood burning stove, timber double glazed lead pane French doors leading out onto the rear patio and overlooking the established gardens and open fields.
- **UTILITY ROOM** High gloss wall and base units with worktop over one and half stainless-steel sink unit with mixer taps and drainer, Grant oil fired central heating boiler, plumbing & space for washing machine and tumble dryer, led lighting, tiled flooring, extractor fan, timber part glazed window to side, door leading through to the cloakroom.
- **CLOAKROOM** Wall mounted sink with mixer tap, mosaic tiled splash back, low level wc with concealed system, extractor fan, led lighting, double glazed obscure window to the side.
- **BEDROOM ONE** Double glazed lead pane wooden window to side aspect, opening to:
- **DRESSING ROOM** Fully fitted built-in floor to ceiling wardrobes with built in seating and drawers under, double glazed lead pane window to the side aspect.



Elegant Sitting Room With Countryside Views

FEATURES

- 3 Double Bedrooms
- Principal Bedroom with Dressing Room & Ensuite Shower Room
- Family Shower Room
- Sitting Room and a Villagers Wood Burner
- Open Plan Kitchen/Breakfast/Dining Room
- Utility Room
- Cloakroom
- Stables and approximately 2 acres of land
- Garage and Storeroom



KingsLand Property & Land Agents • The Tythings Commercial Centre • Southgate Road • Wincanton • Somerset • BA9 9RZ

T: 01963 34455 • E: sales@kingslandproperty.com • W: kingslandproperty.com



■ **ENSUITE SHOWER ROOM** Newly fitted modern white high gloss three-piece suite with fully enclosed walk-in shower, wall mounted sink unit with mixer taps with drawers below, low level wc with enclosed cistern, fully tiled to splash prone areas, led lighting, wall mounted chrome heated towel rail and tiled flooring, double lead pane glazed window to the front aspect.

■ **BEDROOM 2** Light and airy room with view overlooking the front aspect, aerial point.

■ **BEDROOM 3** Generous sized double bedroom with window to side aspect, aerial point.

■ **SHOWER ROOM** Three-piece white high gloss suite comprising of corner shower, pedestal wash hand basin with drawer under, low level wc with enclosed cistern, tiled to splash prone areas, extractor fan and tiled flooring.

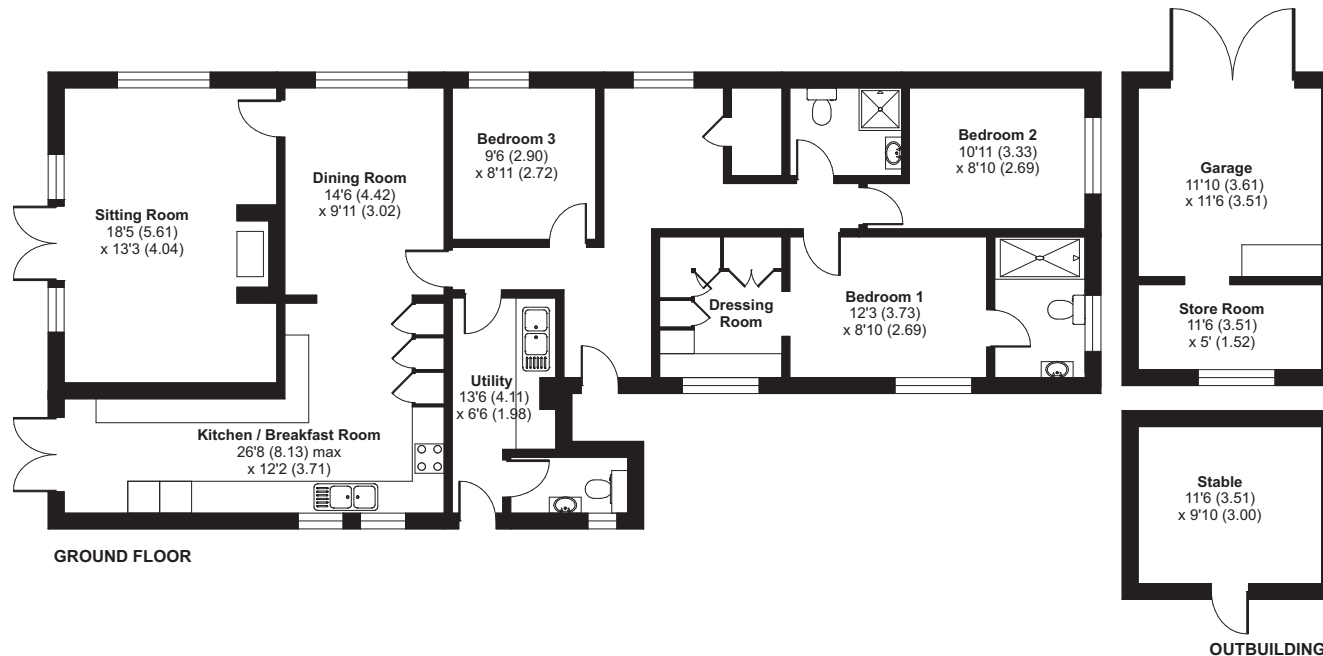
■ **GARAGE & STORE** Timber clad garage with double doors, light and power, incorporating a store to the rear and window.

■ **OUTSIDE** Grove Barn is approached down a shared driveway leading to a private parking area for several cars and a timber garage and store. A path leads from the driveway to the front of the house and there is an attractive garden to the side of the property with flower and shrub borders. The rear of the house has a large patio/sun terrace leading to the lawned area boarded by close panel fencing, mature trees, shrubs, and hedging, backing onto open fields giving far reaching views over farmland. To the front of the property is an orchard with a pond and vegetable garden.

Grove Barn

Horwood • Wincanton • BA9 9RA

FLOOR PLANS



Horwood, Wincanton, BA9

Approximate Area = 1440 sq ft / 133.7 sq m

Garage = 203 sq ft / 18.8 sq m

Outbuilding = 113 sq ft / 10.4 sq m

Total = 1756 sq ft / 163.1 sq m

For identification only - Not to scale

FOR CLARIFICATION

We wish to inform you prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishing.

Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically itemised within these particulars.

rightmove
find your happy

onTheMarket

PRS
Property
Rebates
Scheme

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 888403



Private Sunny Aspect Rear Garden



■ **PADDOCK** To one side of the drive is a stable and hard standing with a gate giving access to the paddock which is currently divided into two paddocks with post and rail fencing.

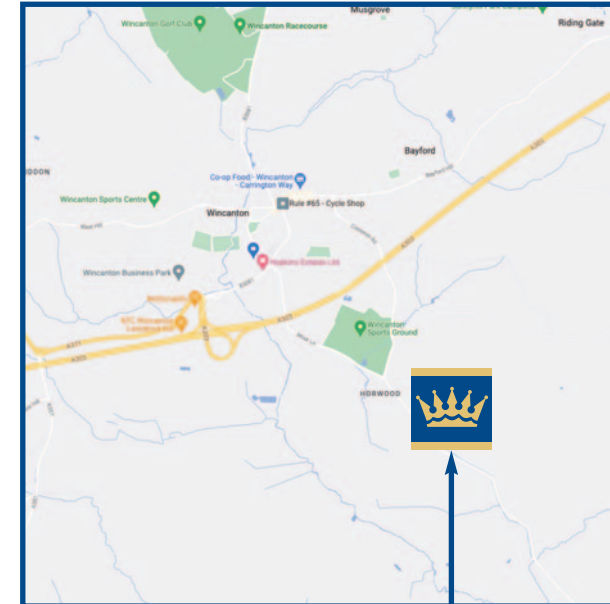
■ **LOCATION** Grove Barn is situated in the hamlet of Horwood surrounded by extensive countryside views. Nearby Wincanton (2 miles) offers a vibrant high street with a range of services to cater for most everyday requirements. The area has excellent communication links with Gillingham (6.6 miles), Castle Cary (7 miles) and Templecombe (3.4 miles) offering mainline railway stations serving London Waterloo and the Southwest. The A303 is easily accessible serving the Southwest and London.

■ **SERVICES** Mains electricity and water are all connected to the property. Oil fired central heating. Private drainage via sewage treatment plant. Sewage treatment billed by neighbour.

■ **COUNCIL TAX BAND** E

■ **TENURE** Freehold

■ **VIEWING** Strictly by appointment through the agents



Grove Barn

Horwood
Wincanton
BA9 9RA