



The Barn

Euans Yard | Thealby | Scunthorpe | North Lincolnshire | DN15 9AD

FINE & COUNTRY

# Step inside

## The Barn

Escape to the Country in this outstanding and unique 250 year old Barn Conversion, with all luxuries modern life demands. The vendors instantly fell in love with this most individual four bedroom Grade II listed Barn Conversion which blends traditional charm with modern efficiency and technology to create a sense of open warmth and intimate welcome. The home is designed for relaxed entertaining: the curving hallway leads you into the stunning 21' 9" beamed lounge with under floor heating below Italian tiled and solid oak floors and bi-fold doors leading to the eastern breakfast terrace together with a beamed archway connecting to the superb oak and granite appointed breakfast kitchen with an extensive range of high quality appliances. The ground floor is completed by an impressive study, which could easily be adapted to either a formal dining room or playroom if required.

The sense of space continues to the first floor where a full depth curving and beamed landing serves a delightful master suite with a dual aspect bedroom with both vaulted ceiling and Juliette balcony together with a striking en-suite wet room. The remaining bedrooms are served by an equally impressive family bathroom with spa bath and additional walk-in wet room area. The Barn is situated on a select, gated development of just three individual and uniquely styled homes – each of which benefit from designated parking – and it enjoys views across the paddock which the vendors currently rent under a separate licence. The easily maintainable lawned gardens which feature a well-stocked Koi pond and south facing rear garden containing numerous rose bushes and well established plants, ensures that those balmy summer evenings are filled with relaxed socialising.

The Barn – home at last.

### ACCOMODATION:

Timber entrance canopy with stable door to:

### RECEPTION HALL

A striking entrance with full height ceiling allowing views to the beamed landing, spindle balustraded staircase with storage cupboard under and tiled floor with modern suite in white to include close coupled W/C, pedestal wash hand basin, extractor fan and tiled Italian floor. A curving wall leads you into the dramatic beamed sitting room.

### SITTING ROOM

(21' 9" max. x 19' 2")

A striking, open plan informal social space with bi-fold doors opening to the eastern breakfast terrace, beam work and exposed ironstone to one wall, oak flooring, contemporary steel multi-fuel stove, un-flagged hearth, spotlights and concertina doors to:

### STUDY

(11' 4" x 8' 11")

A multifunctional room with tiled floor; windows to the front aspects, spotlights, TV aerial point and telephone point.

A beamed archway leads to:

### KITCHEN

(17' 9" x 13' 11")

The undoubted social heart of the home being superbly appointed with a range of modern oak fronted units with light granite work surfacing to include one and a half bowl sink unit, a range of high quality integrated appliances to include dishwasher; combined oven and microwave, fitted Siemens coffee maker with cupboards under and over; inset six burner gas Rangemaster range with extractor canopy over; housing for an American style refrigerator; sliding larder unit, storage cupboard housing the gas fired combination boiler; second stainless steel sink unit, further range of additional pelmeted and under-lit units at eye level, central island preparation unit with granite and timber work surfacing with pop-up power points, tiled floor; exposed brickwork to one wall and bi-fold doors opening to the rear terrace.

### FIRST FLOOR:

### LANDING

Impressive landing with feature curving walls, vaulted ceiling, three self-closing Velux windows and exposed beam and truss work.

### MASTER SUITE

(12' 1" x 11' 9")

A sophisticated dual aspect retreat with Juliette balcony to the eastern aspect, radiator; TV aerial point, exposed truss work and multi-pane window with slate sill.



### EN-SUITE

En-suite wet room with an indulgent vaulted room, self-close Velux, tiled vanity with inset wash hand basin, WC, integral speaker system, marbled tiling to three walls with mosaic style tiling to full height in the curving wet room area with drencher head and floor drain, extractor fan. Sliding doors from bedroom one lead to:

### BEDROOM 4

(11' 9" x 6' 8")

Ideally suited to either a dressing room or nursery with exposed truss work to the vaulted ceiling, door to landing, multi-pane window and wet room.

### BEDROOM 2

(12' 9" x 10' 7")

With multi-pane window with slate sill to the eastern aspect, radiator, TV aerial point and high vaulted ceiling with exposed truss work and timbers.

### BEDROOM 3

(10' 7" x 12' max.)

An excellent guest room with multi-pane window with slate sill to the front aspect, radiator, TV aerial point and beamed vaulted ceiling.

### BATHROOM

(11" max. x 8' 2")

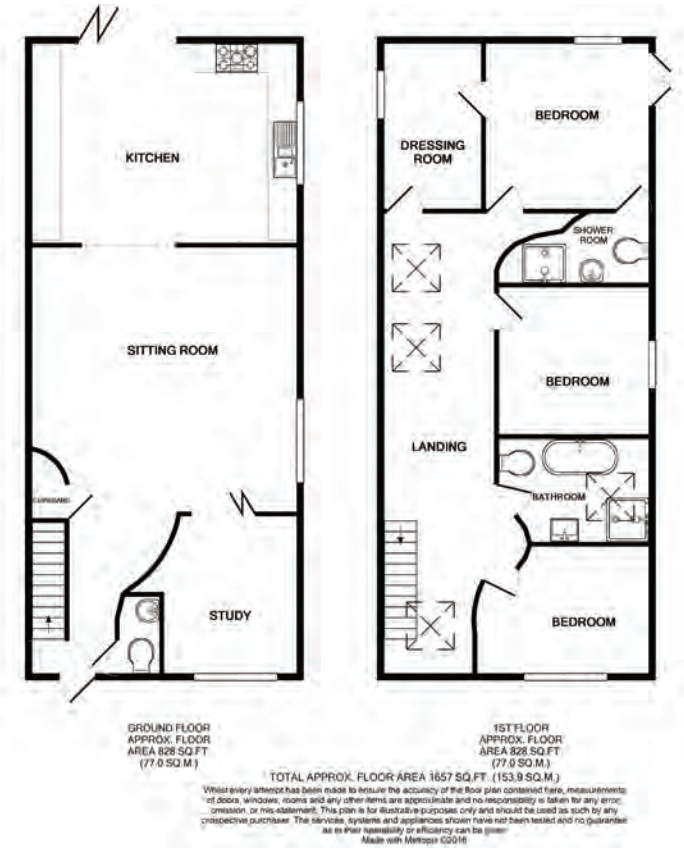
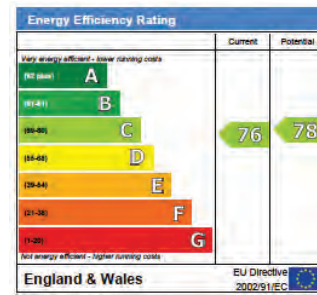
A further striking family bathroom with traditional suite to include washstand with twin circular his and her sinks, WC, double ended spa bath with side mixer tap, natural marble effect tiling to three and a half walls, period style

cast iron towel radiator, natural green slate tiled floor with under heating, walk-in wet room area with multi-jet shower, drencher head and glazed screen.

### EXTERNALLY

The development is accessed via wrought iron gates, which open to a communal block paved parking area with designated spaces. There is an extensive block paved terrace, which extends to two sides of the rear of the property which forms a link to the primarily lawned garden with maturing shrub and herbaceous borders. The property is completed by a large raised Koi carp pond.

Note: The property enjoys the benefit of gas fired heating with underfloor heating to the ground floor and electric floor heating to the two bathrooms. There is also an integral music system with speakers to the kitchen, lounge and to the master bedroom and en-suite. The vendors inform us that the neighbouring property (The Dovecote) enjoys a pedestrian right of access to the side and rear of the property by the vendors' permission only



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2016 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 3844565 Registered Office: 46 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PQ. Printed 14.07.2016



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