Westerly, Gate Farm Barns, Main Street, Bourton, CV23 9QX

Guide Price: £700,000

This stunning four/five bedroom barn conversion on the edge of Bourton on Dunsmore offers contemporary and stylish family living space within a truly rural setting. The property is presented in soft neutral tones and is finished to a very high standard throughout with sleek, modern kitchens and bathrooms, underfloor heating, and all floorings included.

Features
- Lovely rural setting with countryside views
- Open-plan living/dining space
- High gloss kitchen with Apollo Slab Tech worktops
- Separate snug/TV room
- Additional study/ground floor bedroom
- Four first floor bedrooms plus office
- Balconies to bedrooms one and three with stunning views
- Two en-suites plus family bathroom
- Off road parking for three vehicles
- Enclosed south facing garden

Please note that the photographs in this brochure are for illustration purposes only and are indicative of the style and quality of finish to be expected. They are taken from similar properties by the same developer.
Specifications

Kitchen/Utility Room
The kitchen features high gloss handleless units with solid Apollo Slab Tech worktops which provide a seamless, scratch and stain resistant work surface. Integrated appliances are from the Bosch or AEG ranges and include double oven, gas hob with extractor over, microwave, dishwasher, and fridge/freezer. The kitchen has a stainless steel twin bowl undermounted sink with chrome mixer tap and the utility has an additional stainless steel single bowl sink, also with chrome mixer tap.

Bathroom/En-suites
The downstairs cloakroom and two en-suites are fitted with contemporary white sanitary ware consisting of floor standing high gloss vanity units and concealed cistern WCs. In addition, the en-suites feature large walk-in shower enclosures with concealed thermostatically controlled showers. The family bathroom also has an attractive freestanding bath with further thermostatically controlled shower over. All are finished off with quality porcelain tiles to the walls and floor, underfloor heating, and chrome heated towel rails and heated mirror demisters where appropriate.

Floor Finishes
The property comes with all floor coverings, including high quality porcelain tiles to the ground floor with the exception of the study/guest room and snug, which are to be carpeted. Carpets are also included to the stairs, landing, and all bedrooms.

Central Heating and Energy Efficiency
The property is fitted with a highly efficient gas-fired central heating system and separate hot water cylinder. The ground floor is heated via thermostatically controlled under floor heating while the first floor carpeted areas have wall mounted radiators. State of the art insulation keeps annual heating costs to the minimum.

External Cladding
The property is clad in corrugated sheet metal with a plasticised finishing coat and untreated oak. The corrugated cladding provides a contemporary, extremely low maintenance facade and contrasts with the oak which will silver over time.

External Doors and Windows
The property is fitted with a high performance composite front door with a multi-point locking system. Windows are energy efficient aluminium, finished to the same shade as the external cladding and provide elegant, narrow sight lines. To the rear, large sliding patio doors give access to the external terrace.

Electrical
There are ample sockets throughout the property, all with chrome finish. There are also telephone sockets in the lounge, master bedroom, and the study. The property is also wired for Sky television.

Electrical and Fire Detection
The hallway, landings, kitchen and bathrooms are all fitted with recessed down lighting. In addition, multi-drop spider pendants are fitted to the dining room and lounge areas and high quality wall lights in most bedrooms. A mains powered smoke detector with battery back-up is also fitted for peace of mind.
Viewing
Strictly by prior appointment via the selling agents. Contact 01788 564666.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
Rugby Borough Council. Tel: 01788 533533. Council Tax Band – TBC.

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.