



The Barn High Street  
Rippingale, Bourne, PE10 0SR  
**Price Guide £525,000**

Richardson



## The Barn High Street

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Set back and positioned off the High Street this attractive individual stone and brick barn with a pantile roof has had a two story extension to the rear so is a lot bigger than first impressions. The quality of the repointed brick & stone work with an impressive oak porchway gives a nudge of reassurance to the overall quality and finish of this conversion. The retention of period features hasn't compromised the modern open plan layout with an open plan kitchen dining/sitting area with separate living room and further home office or reception with its own entrance as well as plumbing for a shower room if required. There is also a cloakroom and utility to the ground floor. The full height reception area has a gallery landing over giving access to 4 bedrooms and two bathrooms. The property has plenty of natural light with picture windows and doors to the ground floor over looking rear patio area and the gardens. The property has oil fired underfloor heating to the majority of the ground floor with radiators to the first floor. The kitchen and utility layout has been left for the purchaser to personalize these important spaces, including colour and design, to suit themselves from the vendors supplier and budget, an example design has been drawn up which includes an island and appliances. Carpets are also included with a choice of colour from the vendors specified range. Externally the property is approached by a shared driveway opening to the front and side of The Barn providing off road parking for several vehicles. There are double gates to the side behind which could be put garaging or carport subject to planning. The property offers some 175 sqm (1883 sqft ) of accommodation.

Oak reception porch

Reception hall

Cloakroom

Open plan kitchen diner/living







Dining/living area  
15'8" x 14'9" (4.8 x 4.5)

Kitchen area  
15'8" x 12'5" (4.8 x 3.8)

Utility  
6'6" x 6'6" max (2 x 2 max)

Living room  
17'11" x 12'7" (5.47 x 3.86)

Reception/home office  
14'9" x 13'9" (4.5 x 4.2)

Gallery landing

Master bedroom  
12'5" x 10'9" (3.8 x 3.3)

Ensuite Shower

Bedroom  
11'5" x 9'10" (3.5 x 3)

Bedroom  
12'7" x 10'5" max 8'5" min (3.86 x 3.2 max 2.58 min)

Bedroom  
9'1" x 6'11" (2.78 x 2.11)

Bathroom

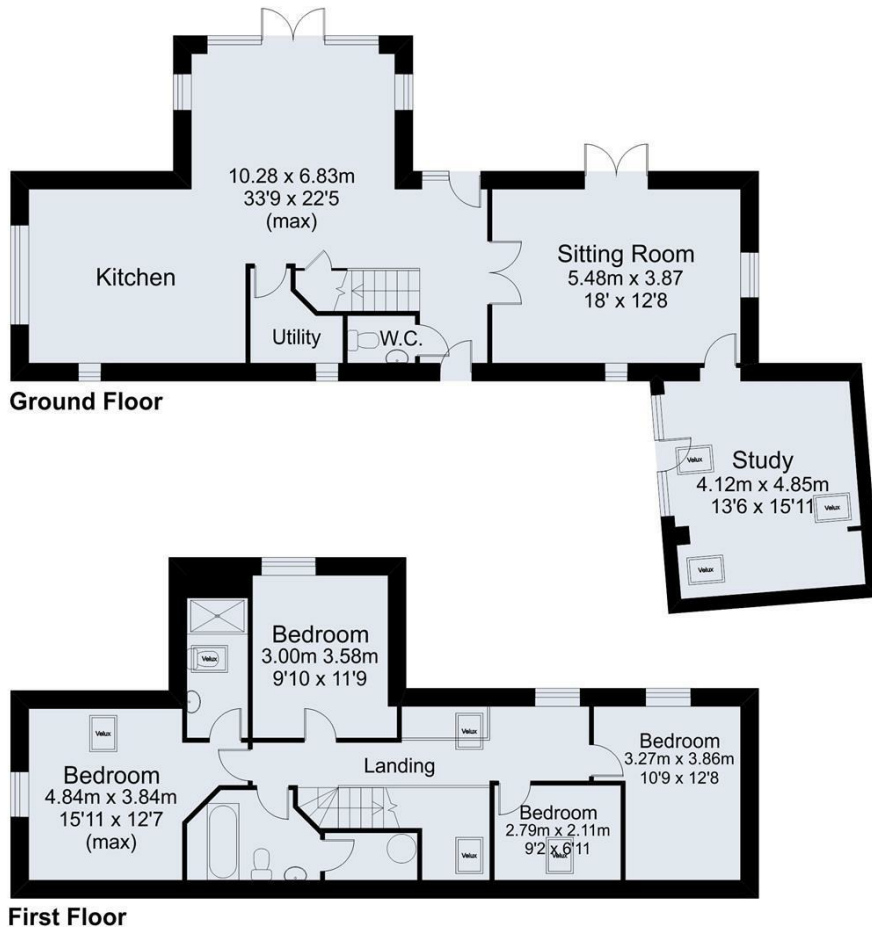
External details

Shared driveway opening up to hard standing for several vehicles with double gates to the side to further secure hard standing. Enclosed good sized rear seeded lawn with paved patio area and outside lighting.

Viewing

Strictly by appointment with Richardson Estate Agent 01780 762433

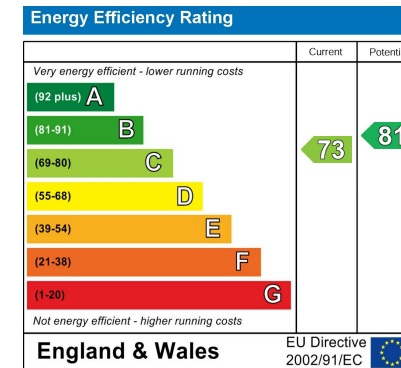




### Area Map



### Energy Efficiency Graph



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**Sheep Market House Sheep Market, Stamford, Lincs, PE9 2RB**

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