



ATTRACTIVE THREE BEDROOM BARN CONVERSION WITH SOUTH FACING GARDEN

This spacious three bedroom barn conversion is set well away from the road within a small mews of similar quality properties located close to St Johns Village.

It has a delightful landscaped garden bordered on one side by a mellow granite wall and which would tempt a keen gardener.

The property is set on three floors with the ground floor providing an eat-in kitchen, separate utility room, cloakroom and a large living room with a cosy wood burning stove for the winter months, as well as a pair of gardens doors for the summer.

On the first floor is a spacious primary bedroom with a fitted dressing area and en-suite bathroom which includes both a bath and separate shower. There is a further double bedroom and house bathroom. On the upper floor is a large bedroom, currently used as a home office and which, from its original build, has a walk in space suitable to add a further shower room.

Immediately to the front of the property is a gravel parking area with space for three medium sized cars and set slightly away from the house is a separate detached garage with loft storage above.

The property is beautifully presented and has been maintained to a high standard by the current discerning owner. With its enclosed garden, easily accessible lanes and the north coast paths, this would make for a pet friendly home. Within a few minutes' walk are all the amenities of St Johns Village including the primary school, M & S supermarket, local pub, and artisan shops including the bakery.















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FEATURES

- Three large bedrooms
- Ensuite primary bedroom
- Granite barn conversion
- c. 1800 sq ft
- South facing garden
- Wood burning stove
- Under eaves storage

INFORMATION

- Mains water and drains
- 3 phase electricity
- Oil fired central heating
- Double glazing
- Single garage and parking for 4 cars
- Parish rates in 2023 were £437.60
- Freehold and Entitled/Licensed



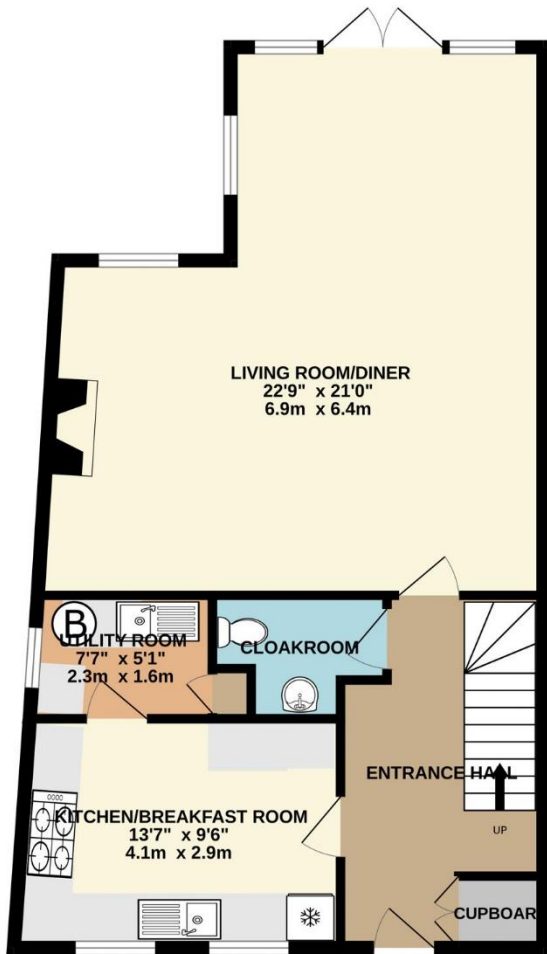
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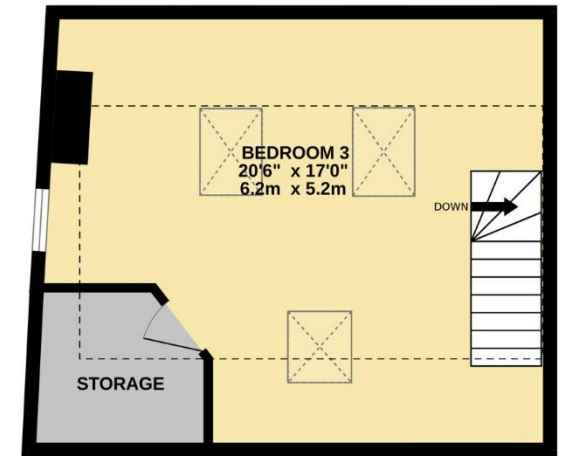
GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



2ND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1780 sq.ft. (165.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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