



The Barn was once an old Blacksmith Barn in Harlington has been sympathetically renovated to a high standard and offers the quintessentially English countryside living experience with countryside surroundings and far reaching open field views. Offered to let immediately (subject to satisfactory referencing) the property offers the following; Open plan living and tastefully fitted kitchen space and a bathroom on the ground floor, with a good sized bedroom with feature vaulted ceiling and sky light on the first floor. Externally there are expansive grounds which provide the perfect setting for alfresco living whilst enjoying the uninterrupted open field views that reach for miles. The practicalities of everyday life are catered for with an EV charging point and gated off road parking. Internally the property benefits from integrated kitchen appliances. Bradshaws strongly advise an internal and external viewing as being the only way to fully appreciate this idyllic property.

Open Plan Living Area

Double glazed front door and front aspect windows. French patio doors providing access to the garden area. Radiator. Wood laminate flooring throughout. Airing cupboard with shelving, housing the hot water cylinder and immersion heater.



Kitchen Area

Tastefully fitted with a range of wall, drawer and base level units with a solid wooden work surface over and a single butler's sink. Integrated electric oven with induction hob. Integrated fridge and freezer. Under stairs cupboard housing a washing machine. Extractor fan. Part tiled walls. Inset ceiling spotlights. Double glazed window to the side aspect.



Bathroom

Fitted to comprise a w/c, pedestal wash hand basin and panelled bath with rainfall shower over. Part tiled walls and wooden laminate flooring. Heated towel rail. Extractor fan. Double glazed window to the side aspect.



Bedroom

Featuring a vaulted ceiling with a Velux window with far reaching countryside views. Fitted carpet. Radiator. Storage cupboard plus under eaves storage.



To The Front & Side

A drop curb and parking area to the front and a gravel driveway with a gate providing vehicular access to the side of the property and further off road parking for two vehicles. Feature outside lighting.



Rear and Side of Property

A large wrap around garden offering spectacular countryside views with a feature red telephone box. Currently seeded and will be laid mainly to lawn with a paved patio area. adjacent to the rear of the property. Other features include tulip bulbs that have been planted and will flower in spring. Further feature outside lighting. Electric vehicle charging point.



NB

Services and appliances have not been tested.

Viewing

By appointment through Bradshaws.

Disclaimer

These details have been prepared by Jane McFarland and the statements contained therein represent her honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential).

Referencing

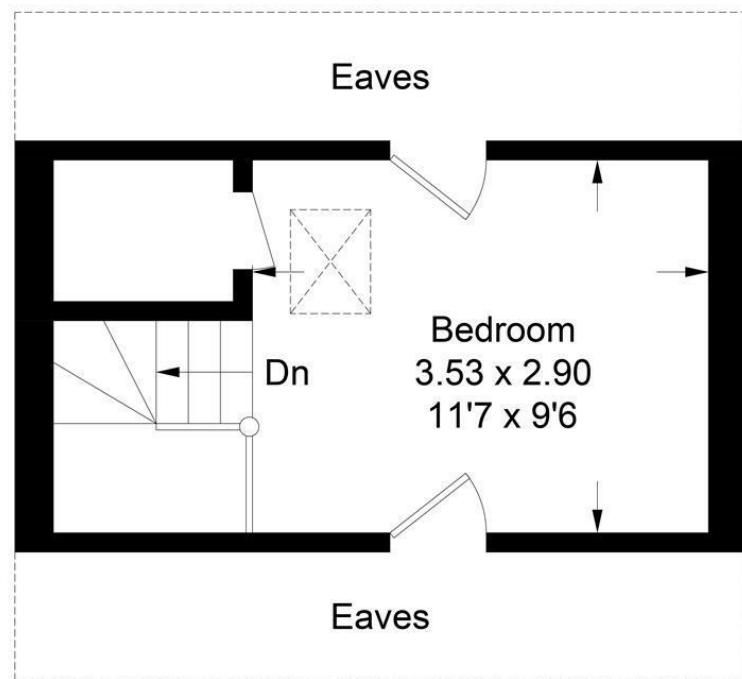
All tenancies are subject to satisfactory referencing.



Approximate Gross Internal Area
39.1 sq m / 421 sq ft
(Excluding Eaves)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1126283)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	