



Mill Race South Street, Barmby on the Marsh

£575,000

- Detached Barn Conversion
- Dining Room
- Ground Floor Cloaks/wc
- 2 Bathrooms
- Exceptional Accommodation
- Good Size Lounge
- 4 Bedrooms (2 En-Suite)
- Superb Open Plan Kitchen
- Study
- Family Room

An exceptional detached barn conversion, showcasing fine architectural work and impeccable living accommodation. Occasionally a property of quite exceptional quality comes to the market and the sale of Mill Race Barn provides one of those increasingly rare opportunities.

Works commenced in 2014 for the conversion of Mill Race Barn and was completed early part of 2016 by a local developer. The barn had undergone a comprehensive programme of renovation and refurbishment which has seen the internal accommodation significantly enhanced, reconfigured, extended and the entire building refurbished, whilst restoring many original features of the house.

Mill Race Barn provides spacious, well planned accommodation appointed to an exceptional standard throughout, benefitting from a CCTV system, built in remote controlled surround sound system to each room and skilfully designed with family living and entertaining in mind. The property is maintained to the current owner's specification and with meticulous attention to detail, complemented by inspiring fixtures and fittings. The present owners have carefully focused on an extensive and sympathetic restoration of the property, having many original features blending the history of the house with modern day living.

On entering the property, a welcoming entrance lobby provides access to the ground floor arrangement and a turned solid oak staircase leading to the first floor and beyond. Located to the front of the property is a magnificent open plan kitchen, comprising a range of beautiful white wall and base units with solid oak worktops over. Centrally positioned is a beautiful island with Quartz worktops over and an inset sink with mixer taps over. The island has been designed to accommodate a breakfast bar to either end with space underneath for bar stools, built in wine cooler and sufficient cupboard space. The kitchen comes equipped with a range of built in appliances and an impressive Aga which sits beneath a beautiful exposed brick surround. The rear garden is accessed by a large traditional door which leads directly onto the patio area.

From the kitchen, merges into a formal dining room which has warm and contrasting décor combining the history of the Barn and contemporary living. Adjoining the rear elevation are a pair of French doors which have an equal fixed window panel either side, which brings an abundance of natural light into the room.

The ground floor arrangement is complemented by zoned underfloor heating and has a generously sized home office which can also be used as a snug or ancillary to the main sitting room, depending on the individuals' requirements. There is a useful and good-sized utility room having a ground floor w.c. and provision for laundry facilities.

The main sitting room extends the full length of the barn and provides a cosy yet spacious room having sufficient space to accommodate appropriate furniture and a newly installed wood burning stove with hand crafted brick surround. Double glazed window to the front incorporating a door to the patio at the front, and window to the rear elevation provide ample natural light, providing a light and welcoming room.

To the first floor are three generously proportioned rooms, two of which are complemented by en suite facilities. With low level windows, exposed wooden beams, all three bedrooms reflect the charm and character of the property. Of particular note, bedroom one has been designed in such a way that incorporates an en suite and walk in wardrobe.

Ample glazing to a spacious galleried landing provides an incredible amount of natural light to flood through into the first floor. There is space for a small office or decorative furniture and a secondary staircase to the second floor arrangement. Furthermore, there is a contemporary house bathroom with contrasting tiling and flooring, having a free standing bath, shower unit, pedestal hand wash basin and low flush w.c.

Bedroom four is situated to the second floor, as well as a family room which would also lend itself perfectly for those looking for accommodation away from the ground and first floor. The traditional apex roof means that the room is tailored around a media style wall, having a TV mounted to the wall and floating furniture underneath. This room could also be a fifth bedroom depending on the requirements of the prospective purchaser(s). The second floor is serviced by an additional house bathroom, having a shower unit, hand wash basin and low flush w.c.

Externally, the property is situated within a private location off South Street and is accessed via two brick pillar posts and electric gates. To the front there is off street parking and a pleasant garden which enjoys the sunshine for the majority of the day. The front garden is enclosed by brick and fenced boundaries, being laid to lawn around a range of raised flower beds. There is also a patio/courtyard which is designed for outdoor furniture and dining.

A double detached garage will be found to the rear of the property, being accessed via an electric roller shutter door and a pedestrian access door. The present owners have taken great care and attention with the rear, presenting an immaculate garden with planted trees providing privacy and a hot tub area with extending canopy over. The hot tub is not included within the sale, however the owners would consider selling this by separate negotiation.

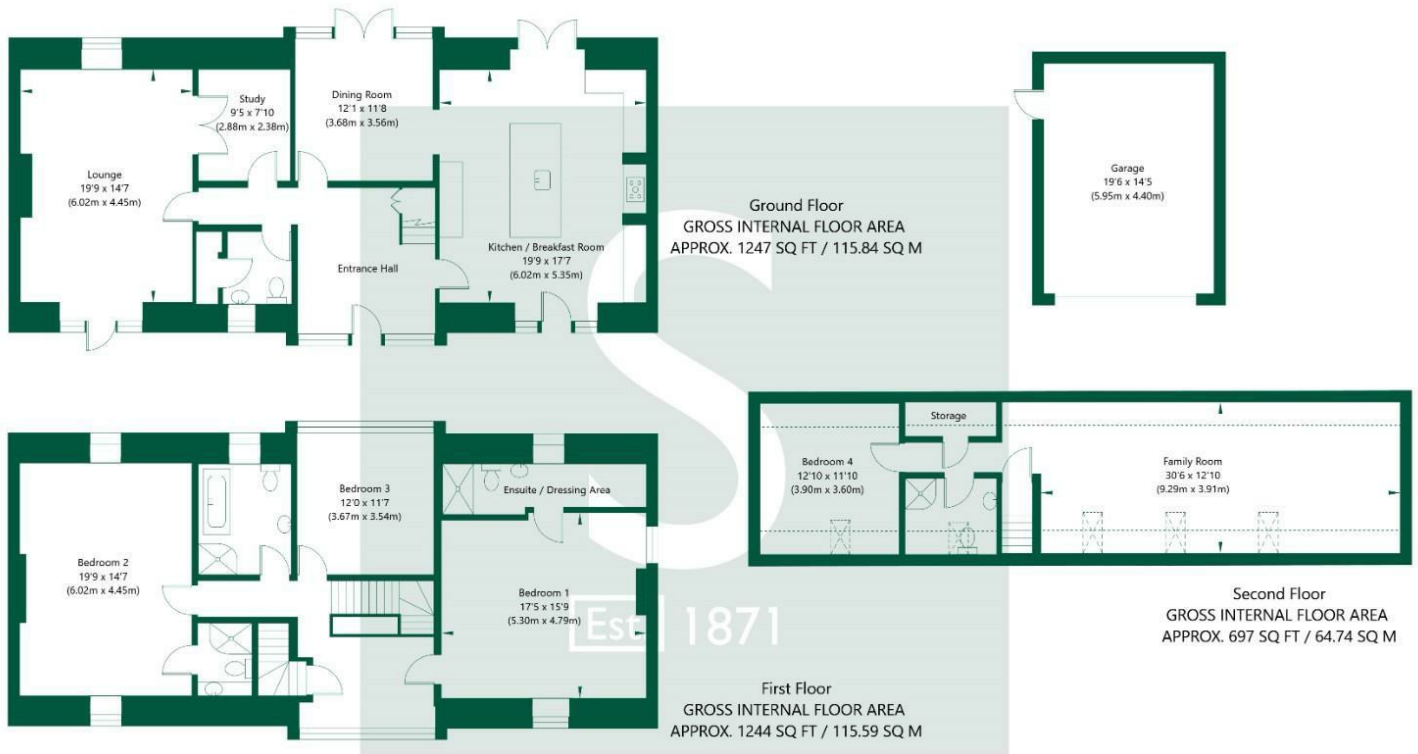
This property is a perfect example of a spacious family home with generous outdoor space and is perfect for those buyers who value a peaceful and quiet setting. An early inspection is highly advisable. All viewings are strictly via appointment only.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.





South Street, Barmby on the Marsh, DN14 7HR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3188 SQ FT / 296.17 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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