



## The Stables West Lane, Burn

£650,000

- Detached Barn Conversion
- Handmade Kitchen
- En-Suite Facilities
- EER 65 (D)
- Set Within Approx 1/4 Acre
- Utility Room
- Contemporary House Bathroom
- 3 Reception Rooms
- 4 Bedrooms
- Converted Loft Space

A detached barn conversion situated within a quarter of an acre, with generous outdoor space and comprehensively modernised throughout. Occasionally a property of quite exceptional quality comes to the market and the sale of The Stables provides one of those increasingly rare opportunities.

The Stables was purchased by the present owners in early 2019, and has since undergone a comprehensive programme of renovation and refurbishment which has seen the house significantly enhanced, reconfigured and the entire building refurbished, whilst restoring many original features of the house.

The barn provides spacious and well planned accommodation appointed to an exceptional standard throughout, 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.

The property welcomes you into a beautifully proportioned room which is currently being used as the present owners dining room but can be re-purposed depending on the requirements of the individual. The focal point of the room is a handsome York stone open fire with exposed brick chimney wall. The exposed wooden beams, Yorkshire stone flooring throughout and a handmade solid oak staircase complement the character and charm of the property. Located off is a useful downstairs w.c. and a range of windows adjoining the rear elevation.

To the right of the dining room is a cosy yet spacious sitting room attractively decorated by the present owners, with a York stone fireplace, exposed brick wall to the side elevation and wooden beams to the ceiling.

The kitchen is very much the hub of the house and has been designed in such a way that it enjoys an open plan entertaining arrangement with an abundance of natural light from windows to the front and rear elevation. The kitchen was handmade and designed by Innora, a company well known for bespoke fitted kitchens. There are a range of wall and base units with a number of integrated appliances in addition to a solid oak breakfast bar.

Located off the kitchen is a useful utility room housing the gas central heating boiler, a range of wall and base units and provision for laundry facilities.

In 2019, the present owners converted the attached single garage to form a second seating area which is most often used as the snug/family room. There are a pair of french doors connecting to the outdoors and a wood burning stove.

The principal bedroom is accessed from the kitchen via a purpose built, stainless steel framed spiral staircase which opens out to a stunning bedroom with en suite. Historically this section of the barn was used as the hay loft and a feature has been made of the pigeon hole wall, now behind a glass wall with solid oak frame and panelling. With high ceilings, dual aspect views and wooden beams this room is without doubt the feature of the property. Furthermore, there is a stunning en suite with contrasting décor and luxury sanitaryware.

The first floor is accessed via a York stone and solid oak staircase which is equally impressive and provides access to three well proportioned double bedrooms, all benefitting from a casement window and central heating radiator. Of particular note, bedroom three has a unique feature window, made from recycled glass bottles in between exposed brick.

The internal accommodation is completed by a contemporary house bathroom with surrounding dark grey décor, walk in shower, free standing bath and his and hers floating hand wash basins.

Additionally, there is a secondary staircase from the first floor landing to the converted loft space to create a room or bedroom subject to building regulations approval. This space has been utilised as a gymnasium, snug or games room depending on the individuals' requirements. There is a glass wall which overlooks bedroom three and three Velux windows providing ample natural light.

The grounds of the property extend to just under a quarter of an acre, having two private gardens and a converted outbuilding, designed with dining and entertaining in mind. The garden immediately from the barn is predominantly laid to lawn and enclosed to all three sides by fenced and tree lined boundaries. A pathway runs alongside the property to the rear of the barn, where a hidden garden will be found. The current owners have rights of access to this garden and currently have three raised vegetable beds within the garden.

The secondary enclosed garden is located beyond the vehicular driveway and occupies a private open space with a timber framed outbuilding and extended seating area. There are a range of established shrubs and trees creating a vast degree of privacy.

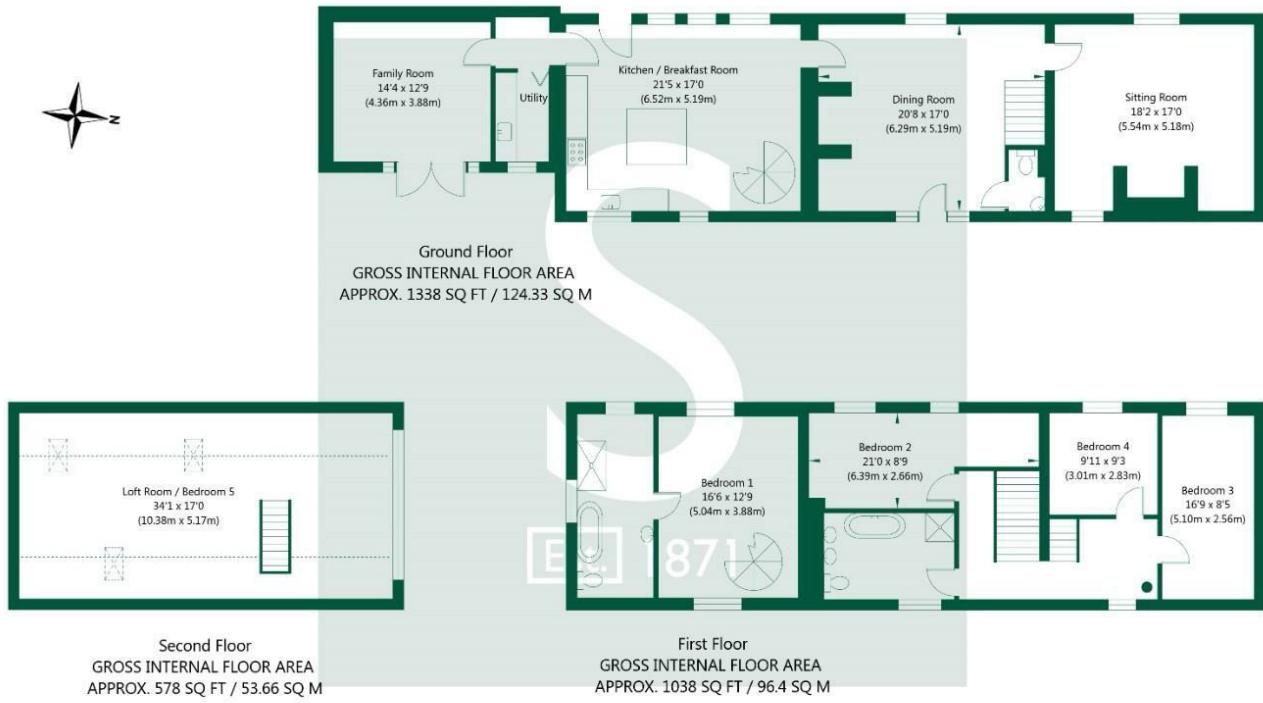
The property provides off street parking for numerous motor vehicles with allocated parking adjacent to the property itself.

The Stables is a perfect family home with deceptively spacious accommodation, occupying generous grounds, therefore as acting agents we strongly advise an inspection at the earliest opportunity.

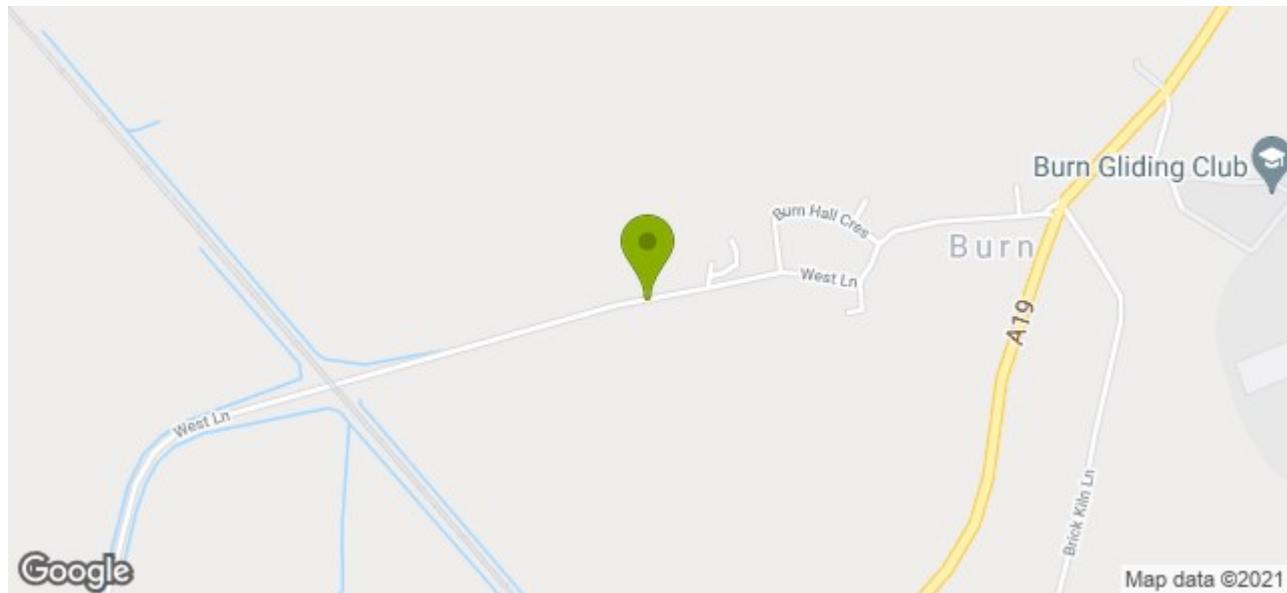
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.







NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2954 SQ FT / 274.39 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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