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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

SEWELL  
DUNSTABLE  
LU6 1RP

Guide Price £725,000

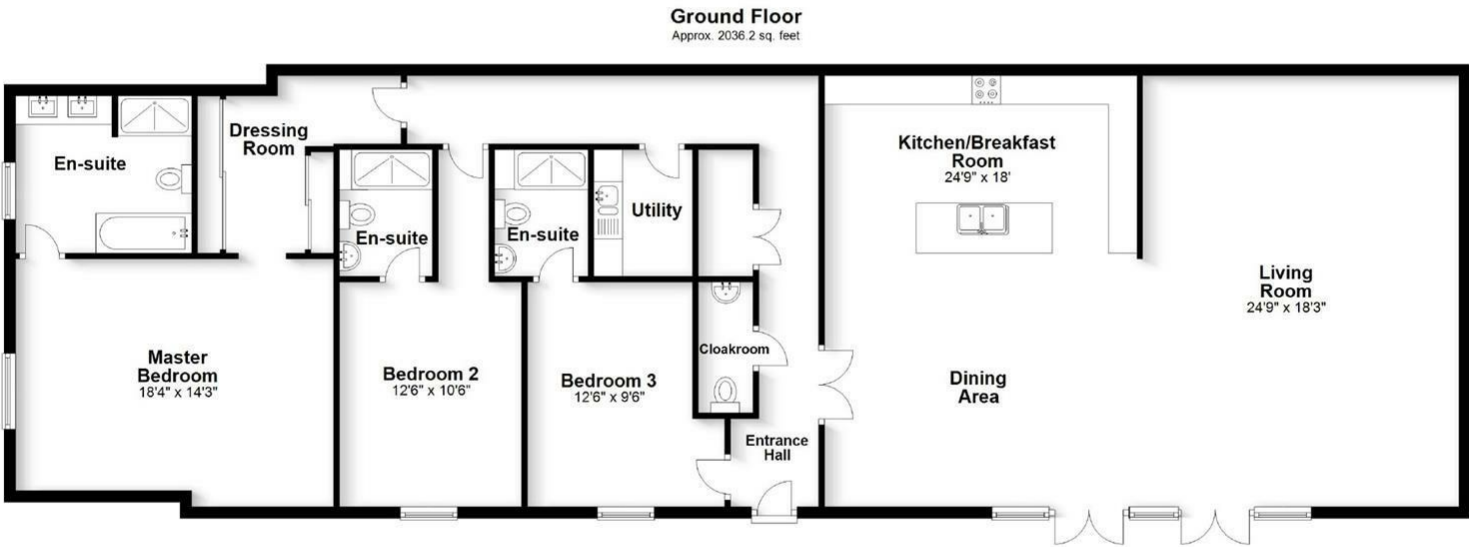
EPC Rating: G    Council Tax Band: TBC





# All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to offer for sale a rare opportunity to invest in a new build home that is something a bit different. Set within an idyllic rural position in Sewell. This new build barn conversion is currently under construction and will provide you with a lovely, unique spacious home, where vaulted ceilings and the little quirks that come with a barn style property, can offer so much comfort and pleasure. Adjoining the barn, are 4 garages, giving the buyer plenty of opportunities. The garages could be kept as they are or converted into studies/games rooms/spare bedrooms or whatever you need room for. The barn is being transformed into a modern contemporary home, where the sense of volume and openness will be clearly evident, as well as the use of luxury fixtures. Floors will be warmed by underfloor heating. Three en-suites will be supplied by 'Porcelanosa' bathrooms. A stunning bespoke kitchen will be complemented by quartz work surfaces and quality appliances. Fitted wardrobes, Amtico flooring and LED lighting Cat 5 data cabling will also add to the finishing touches. Accommodation flows effortlessly from one room to the next. Starting with an entrance hall, open plan kitchen/dining/living room where floor to ceiling glass allows for natural daylight and views to the garden. The master bedroom enjoys a dressing room and en-suite bathroom, whilst two additional double bedrooms enjoy fitted wardrobes and en-suites. Sewell is a small rural settlement, but yet has the convenience and easy access to good transport links. This type of property would attract a local, but could draw the attention of a buyer/families looking to relocate to rural settings to enjoy the country air.



Total area: approx. 2036.2 sq. feet  
Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.  
Plan produced using PlanUp.

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.



# Perfect Fusion of Location And Way of Living



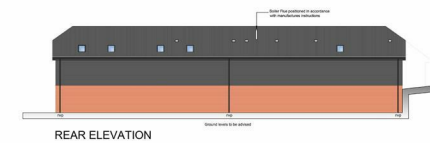
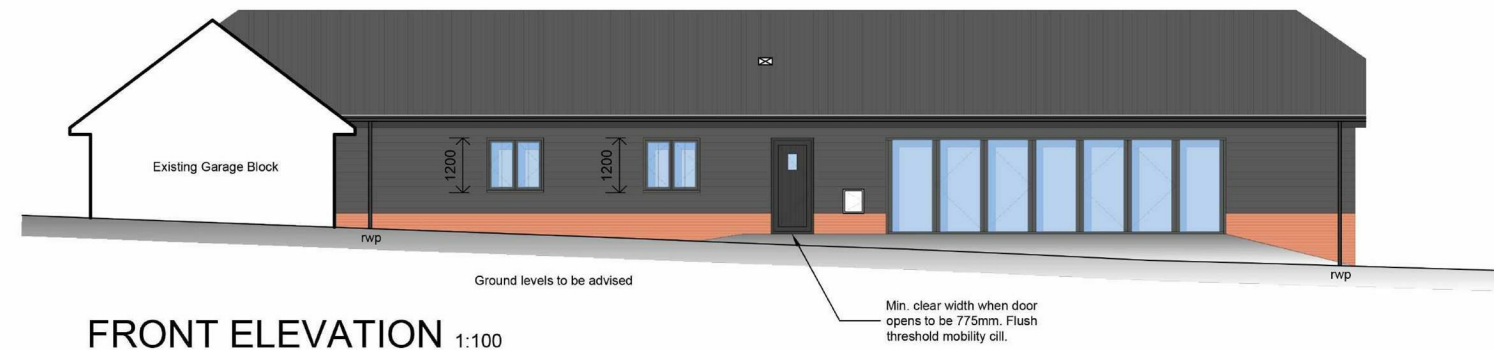
## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

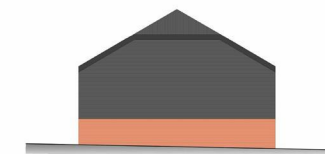
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## Your Local Property Experts

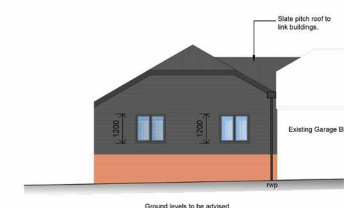
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



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## Cassidy&Tate

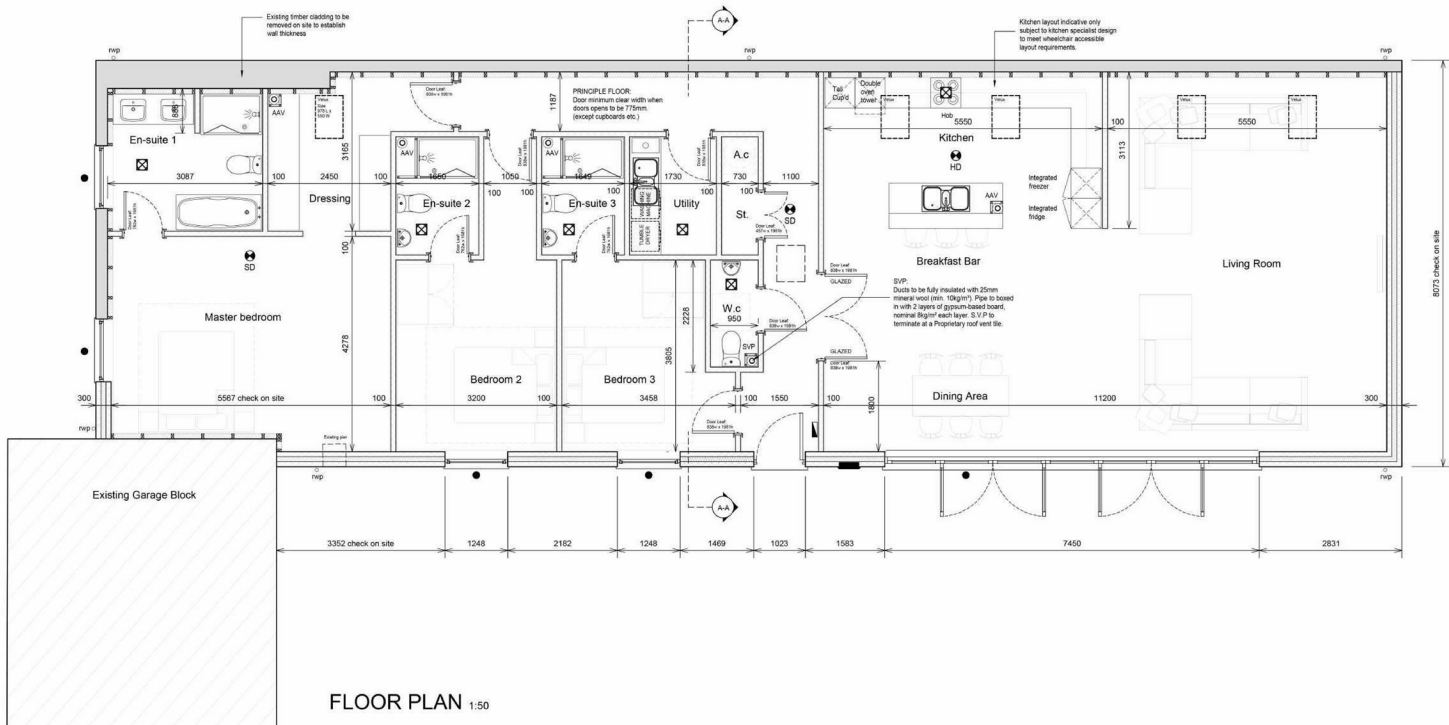
## Specialists in Bespoke Properties

- Brand New Development
- Detached Dwelling
- Three En-Suites
- Four Private Garages In Row
- Barn Conversion 2,035 sq ft
- Three Double Bedrooms
- Utility & Cloakroom
- Chain Free Comp Date Summer

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







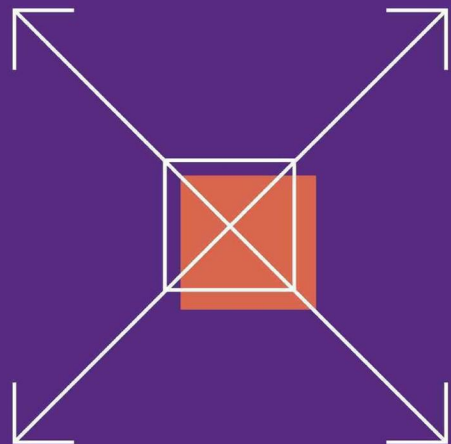
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LAND & NEW HOMES  
NETWORK

Cassidy  
&Tate  
Your Local Experts

Our 450 branch **network**  
Our buyer **databases**  
Our **marketing** might  
Our **energy** and **commitment**  
**Your development**



#welovenewhomes



Your land requirements.  
**My priority.**

**Stuart Cassidy**

Whether you're searching for your next development site or looking to sell your land, I can help.

Let's discuss your plans today.

✉ [stuart@cassidyandtate.co.uk](mailto:stuart@cassidyandtate.co.uk)

☎ 01727 228428

🌐 [cassidyandtate.co.uk](http://cassidyandtate.co.uk)

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