



2 The Old Barn Westfield Road, Barton-Upon-Humber

£400,000 Freehold

SUPERB GRADE II BARN CONVERSION • PEACEFUL IDYLIC LOCATION BOASTING PANORAMIC HUMBER VIEWS
• HIGHLY VERSATILE ACCOMODATION SPLIT OVER THREE FLOORS • 4 DOUBLE BEDROOMS • THREE
BATHROOMS • SPACIOUS OPEN PLAN LIVING WITH STYLISH BREAKFAST KITCHEN • FRONT & REAR
COURTYARD GARDEN • AMPLE OFF STREET PARKING • TOTAL LIVING AREA: 177 SQUARE METERS • VIEW VIA
OUR BARTON OFFIC

Stunning Grade II barn conversion with panoramic Humber Bridge views, 4 beds, 3 baths, luxury finishes, versatile layout, parking, private courtyard, shared paddock, and excellent transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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- HIGHLY VERSATILE ACCOMODATION SPLIT OVER THREE FLOORS
- 4 DOUBLE BEDROOMS
- THREE BATHROOMS
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- FRONT & REAR COURTYARD GARDEN
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- TOTAL LIVING AREA: 177 SQUARE METERS
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Front Entrance Reception Hall

10' 4" x 10' 6" (3.16m x 3.20m)

Includes an attractive period style hardwood glazed door with adjoining side lights with frosted glazing, dog legged staircase leads to the first floor accommodation with open spell balustrading and matching newel post, under the stairs storage cupboard, a built-in cloaks cupboard, a wall mounted electronic thermostatic control for the heating, ceiling spotlights, oak herringbone style flooring and doors leads off to;

Cloakroom

5' 7" x 3' 7" (1.70m x 1.10m)

Has a low flush, vanity wash hand basin with storage cupboards beneath, attractive tiled splash back, continuation of flooring, a wall mounted towel heater in white, extractor fan and ceiling spotlight.





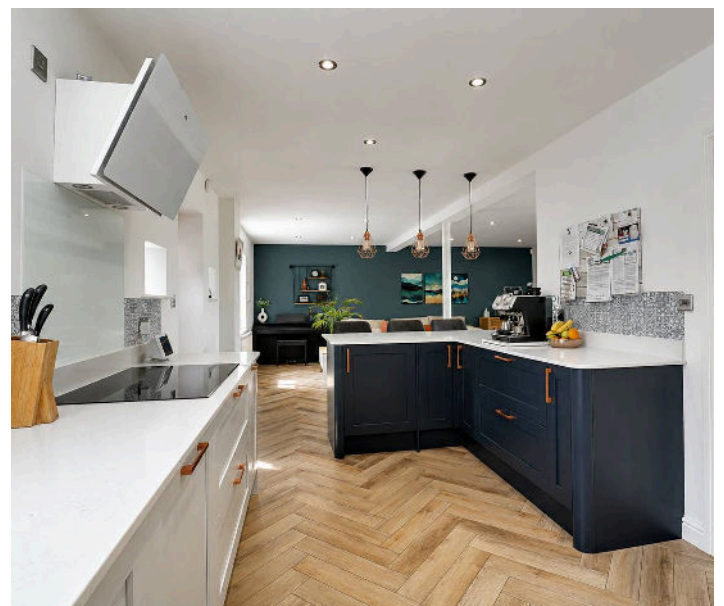
Open Plan Living Dining Kitchen

20' 0" x 32' 10" (6.10m x 10.00m)

Including surround hardwood double glazed windows, TV input, modern inset ceiling spotlights, continuation of flooring, wall mounted vertical radiator in white and an opening leads through to the kitchen area. The kitchen includes a range of two toned low level units, drawer units and wall units with pull handles and quartz quality working top surfaces with matching uprising incorporating a one and a half Belfast sink bowl unit with block mixer tap and drainer to the side, a range of integral appliances which includes a five ring Neff induction with overhead canopied extractor fan with downlighting, twin Lamona electric oven with grill above, plumbing for a dishwasher, space for a wine fridge, integral fridge freezer, modern ceiling spotlights and a walk-in corner pantry.

First Floor Landing

Provides two twin front glazed windows with frosted glazing, modern ceiling spotlights, a dog legged staircase leads to the second floor accommodation with open spell balustrading and matching newel posts and internal doors leads off to;





Master Bedroom 1

21' 11" x 10' 10" (6.67m x 3.30m)

With two twin front sliding double glazed hardwood windows, part panelling to the walls and a door leading to;

En-Suite Bathroom

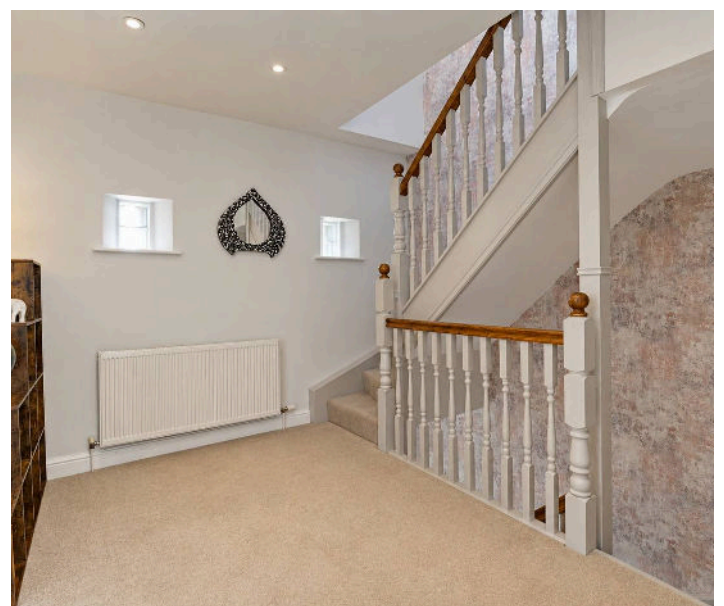
11' 0" x 9' 1" (3.36m x 2.76m)

With two twin rear double glazed frosted windows and a four piece suite comprising of a corner panelled bath with central block mixer tap and attractive tiled splash back, a large vanity wash hand basin with twin storage drawers beneath with brushed aluminium style pull handles with tiled splash back, a walk-in shower cubicle with raised tray, mermaid boarding splash back, mains shower, glazed door and a low flush WC, tiling to the floors, a wall mounted towel heater in white and ceiling spotlights.

Rear Double Bedroom 3

15' 5" x 9' 2" (4.71m x 2.80m)

With a rear uPVC hardwood double glazed window and a door leads through to;





En-Suite Bathroom

6' 2" x 9' 4" (1.88m x 2.85m)

With a rear hardwood double glazed sliding window with frosted glazing and a three piece suite comprising a low flush WC, a vanity wash hand basin with storage units beneath, mains shower with glazed screen and tiled splash backs and a wall mounted towel heater in white.

Second Floor Landing

Enjoys a Velux front skylight, loft access, a deep built-in storage cupboard which houses the cylinder tank and the Ideal Logic gas combi boiler with inset shelving and doors allows access off to;

Double Bedroom 2

17' 1" x 18' 4" (5.21m x 5.60m)

Providing front and rear Velux sky lights and ceiling spotlights.

Double Bedroom 4

11' 11" x 8' 6" (3.64m x 2.60m)

With a rear Velux roof light.





Central Family Bathroom

9' 9" x 8' 6" (2.98m x 2.60m)

Providing a rear Velux skylight, a three piece suite comprising a pedestal wash hand basin with tiled splash back, low flush WC, a panelled bath with overhead chrome main shower, tiled splash back and glazed screen, oak style cushioned flooring and wall mounted towel heater in white.

Grounds

To the rear of the property provides a charming enclosed walled courtyard garden with block paved patio area with raised flagged borders and a handy timber storage shed. To the front provides a broad gravelled driveway which allows off street parking for a number of vehicles with a raised decked and flagged patio area with beautiful river views and open field views. The gravelled top pathway allows access to the front entrance, boundary hedging and bricked walled wrought iron fencing.





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Cloakroom

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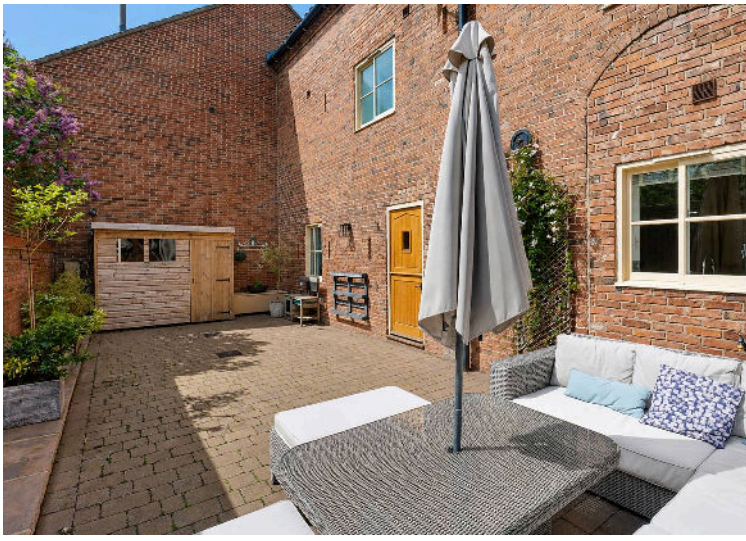


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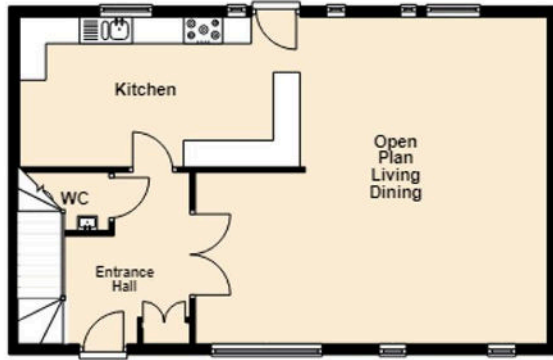
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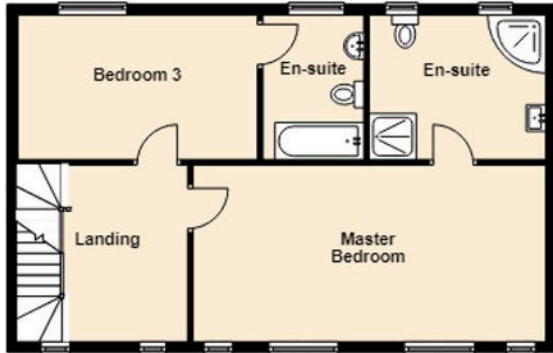




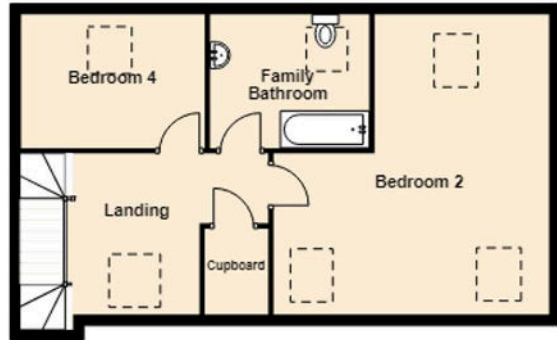
Ground Floor
Approx. 61.5 sq. metres (662.4 sq. feet)



First Floor
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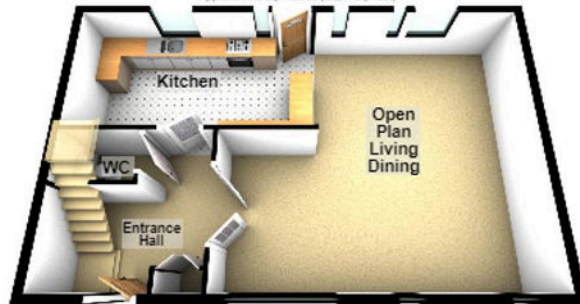


Second Floor
Approx. 56.8 sq. metres (611.3 sq. feet)

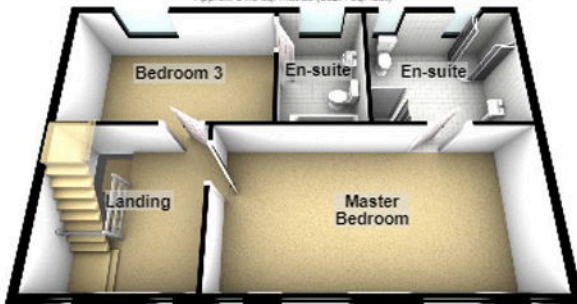


Total area: approx. 179.9 sq. metres (1936.1 sq. feet)

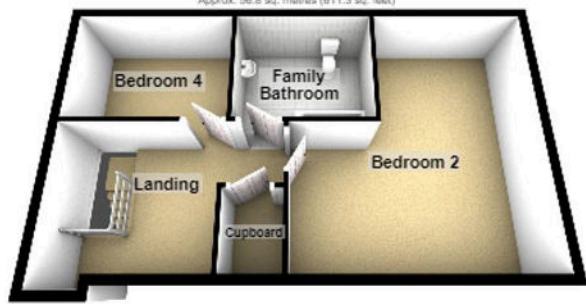
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