



PERIOD BARN CONVERSION OF CONSIDERABLE STYLE AND DISTINCTION ENJOYING A PRIVATE, SECLUDED POSITION WITH ESTABLISHED GARDENS WITH FEATURE WILDLIFE POND

A wonderful opportunity to purchase this stunning converted and extended Grade II Listed barn, finished to an exacting standard by a local, well regarded builder in 2013. The barn was painstakingly converted and thoughtfully extended to create a spacious individual home of considerable style and distinction, combining period features with a modern, contemporary finish further enhanced by the use of high specification, quality fixtures and fittings.

The accommodation comprises a striking open plan fitted kitchen/dining room with a concealed utility area, part divided by a contemporary oak tread metal staircase rising to a wide mezzanine galleried landing above with a full height timbered vaulted ceiling and exposed historical oak framework. A feature living room frames a panoramic view over the wildlife pond and gardens. A downstairs cloakroom/wc and a generous double bedroom with a stunning en-suite bathroom completes the ground floor. Two further double bedrooms with en-suite bathrooms either end of the first floor mezzanine galleried landing complete the accommodation.

The barn enjoys a private location tucked away in the corner of an exclusive established Close on the western outskirts of Stevenage with the added security of an automated gated entrance and parking for at least three vehicles with a generous private rear garden in excess of 100ft with the added feature of a substantial wildlife pond.

LOCATION

Conveniently situated within easy reach of both the historic Old Town and the New Town with the benefit of the mainline railway station with a direct link to Kings Cross of approximately 23 minutes and easy access to the A1 motorway.

SPECIFICATION

- * Powder coated aluminium double glazed windows and external doors
- * Natural sheep wool and wood fibre insulation throughout
- * Powder coated aluminium rainwater goods
- * Bulmer handmade facing bricks with lime mortar to extension
- * Hair chalk lime plaster to original barn
- * Gas fired boiler with pressurised megaflo system serving ground floor under-floor heating and first floor radiators
- * Duravit sanitaryware with brassware by Hansgrohe
- * Lutron lighting system to principal reception rooms
- * TV points to all principal rooms with Sky television
- * Lamp sockets to bedrooms and living room
- * Remote controlled electric opening skylights with electric blinds
- * Intruder alarm
- * German manufactured "Hacker" kitchen units finished with high gloss pearlescent champagne soft self-closing doors
- * Beach iceberg quartz Compac worktops and upstands
- * Blanco sink unit with Monobloc mixer tap with retractable spray

- * Integrated appliances including a Miele combination oven with warming drawer
- * Miele dishwasher, Miele induction hob with stainless steel extractor canopy over and full height freezer with separate full height fridge
- * Bespoke hand painted metal staircase with oak treads and hand rails
- * Wide oak floorboards to mezzanine
- * Bespoke oak ledged planked doors with hand forged traditional ironmongery
- * Natural stone fossilised floor tiles
- * Travertine and cream Porcelanosa wall tiles
- * Reclaimed York stone and granite sets
- * Wrought iron hand made railings
- * Established, generous and private rear garden
- * Wildlife pond
- * Electric remote control security gates
- * Single Garage
- * Parking for three/four vehicles

THE ACCOMMODATION COMPRISES

Double glazed front door with fanlight window opening to:

KITCHEN/DINING ROOM

26'7" x 19' (8.1m x 5.8m)

A fine contemporary feature of the barn, part divided by a bespoke oak tread metal staircase rising to a wide first floor mezzanine and galleried landing. The kitchen area is defined by a comprehensive range of German manufactured Hacker soft

self-closing base and eye level units and drawers finished in pearlescent champagne complemented by contrasting beach iceberg quartz Compac counter tops with matching upstands. Design features of the kitchen include a retractable bin/recycling storage and deep pan drawers set to a substantial freestanding kitchen island with matching beach iceberg quartz Compac counter top with an inset white Blanco sink unit with counter mounted chrome Monobloc mixer tap with retractable hose.

Appliances include an inset Miele induction hob with a stainless steel extractor fan above, Miele combination oven with retractable warming drawer, Miele conventional oven, Miele dishwasher and a separate full height integrated fridge and freezer, pelmet lighting, recessed spotlights, individual thermostat for under-floor heating, Lutron lighting system, natural stone tiled floor, ample space for dining table, substantial floor to ceiling original timbers and exposed brick dwarf wall part dividing the kitchen/dining room from the lounge. Double glazed bi-folding doors opening to the terrace with garden and pond beyond, double glazed window to the side elevation. Doors to:

UTILITY AREA

Thoughtfully concealed behind the kitchen housing wall mounted gas fired boiler and megaflo pressurised boiler system with further space for additional kitchen appliances.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a Duravit white two-piece suite with brassware by Hansgrohe comprising a low level wc with chrome push button flush and a beach iceberg quartz Compac counter top and a rectangular hand wash basin with travertine tiled splashbacks, continuation of natural stone flooring, extractor fan, abundance of exposed historical timbers and slatted window to the front elevation with satin etched glass.

SITTING ROOM

19'8" x 15'9" (6m x 4.8m)

Featuring a part vaulted full height ceiling with double glazed bi-folding doors and windows framing the view of the wildlife pond and surrounding gardens. Individual thermostat for under-floor heating.

BEDROOM THREE

15'9" x 11'10" (4.8m x 3.6m)

Exposed historical timbers to walls and ceiling, wide double glazed window to the rear elevation, door to:

EN-SUITE SHOWER ROOM

8'11" x 9' (2.72m x 2.74m)

Fitted with a Duravit white three-piece suite with brassware by Hansgrohe complemented by natural stone tiled floor, cream Porcelanosa tiled walls, low level wc with chrome push button flush, double length shower cubicle with fitted shower, vanity hand wash basin with chrome mixer tap, beige quartz counter tops, extractor fan, double glazed window with satin etched glass to the front elevation.

MEZZANINE GALLERIED LANDING

14'7" x 9'2" (4.45m x 2.8m)

Finished with stylish wide oak floorboards complemented by bespoke deep oak handrails, oversized bespoke oak panelled doors accentuating the vaulted ceiling height with high level glazed feature fanlight windows exposing further views of the vaulted timbered ceiling. Electronically operated conservation roof light to the rear elevation and doors to:

BEDROOM ONE

15'1" x 11'10" (4.6m x 3.6m)

Feature vaulted beamed ceiling with electronically operated conservation roof light to the rear elevation with fitted blind with further low level conservation roof light to the rear elevation and abundance of exposed historical timbers and beams to the vaulted ceiling and a tall gunmetal grey column style school radiator. Door to:

EN-SUITE BATHROOM

12'4" x 9'2" (3.76m x 2.8m)

Fitted with a white three-piece suite with sanitaryware by Duravit and brassware by Hansgrohe comprising a rectangular hand wash basin with chrome mixer tap, low level wc with chrome push button flush and a central curved bath with chrome mixer tap and shower attachment, travertine tiled surrounds complemented by natural stone tiled floor and extensive beige quartz Compac counter tops to the perimeter of the room creating an opulent feel framing the exposed historical timbers to the vaulted ceiling. Two white column style school radiators, extractor fan and window to the front elevation with satin etched glass.

BEDROOM TWO

11'6" x 9'6" (3.5m x 2.9m)

Feature vaulted beamed ceiling with electronically conservation roof light with fitted blind to the rear and a tall gunmetal grey column style school radiator, door to:

EN-SUITE BATHROOM

11'6" x 6'4" (3.5m x 1.93m)

Fitted with a white four-piece suite with sanitaryware by Duravit and brassware by Hansgrohe, comprising a vanity hand wash basin with chrome mixer tap. Panelled bath with retractable chrome shower attachment, low level wc with chrome push button flush. Double length shower cubicle with fitted shower, cream wall tiles by Porcelanosa, natural stone tiled floor and conservation roof light to the front elevation.

OUTSIDE FRONT

The property is approached via a remote control security gate with intercom whilst set back behind an attractive courtyard edged with reclaimed granite sets with three parking spaces to the side with reclaimed York stone steps with wrought iron hand made railings leading to the front door.

REAR GARDEN

The barn enjoys the unusual benefit of a generous, private rear garden incorporating an established wildlife pond flanked by mature specimen trees with gardens extending to all sides, enclosed by wooden panel fencing with gated access to the front.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.

The Council Tax Band is F. The amount payable for the year 2023-24 is £2998.59.

The EPC Rating is B.

VIEWING INFORMATION

Viewing is strictly by appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

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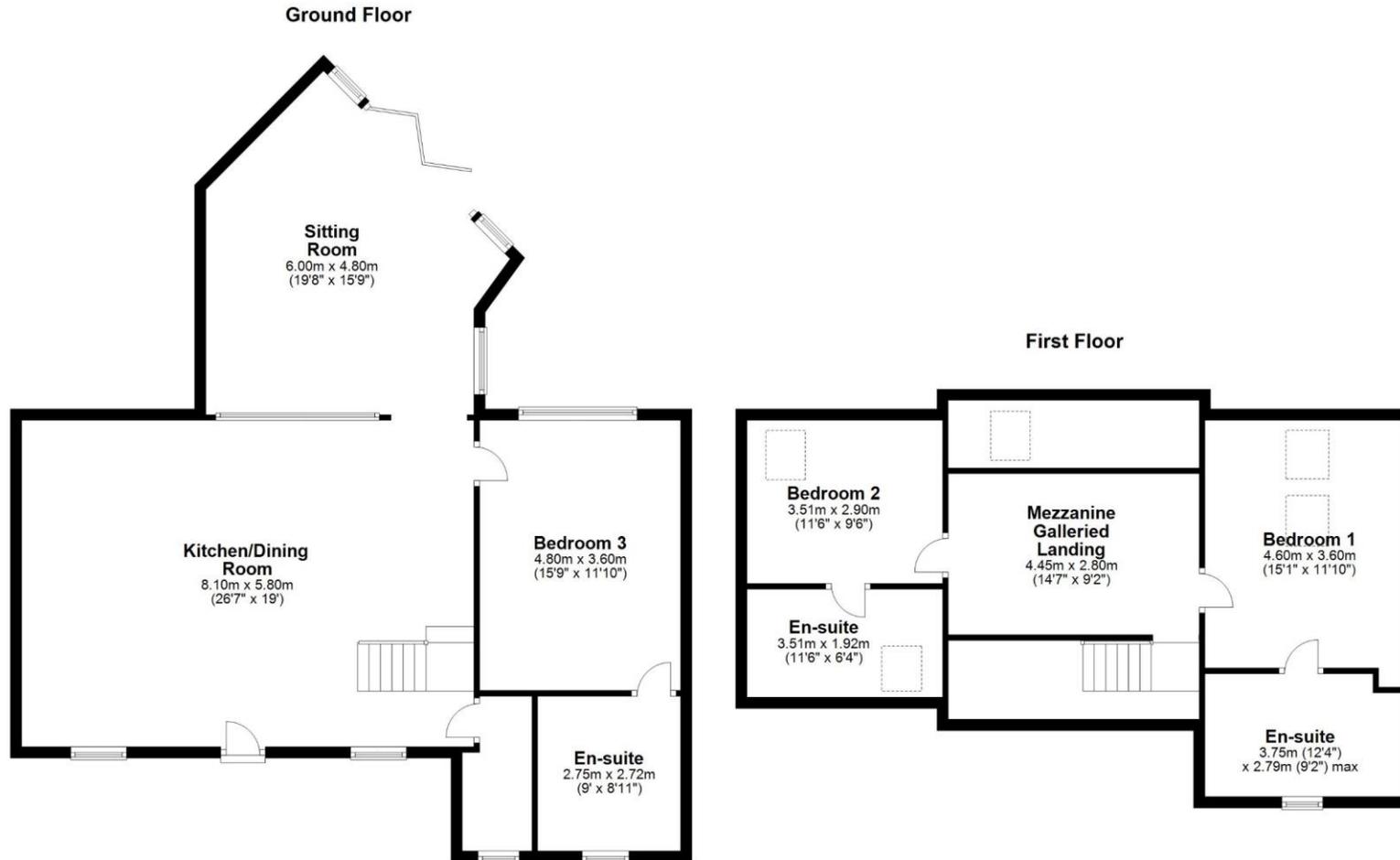












Total area: approx. 167.9 sq. metres (1807.4 sq. feet)