



FOR SALE

The Tithe Barn, George Lane,

Notton, WF4 2NJ

6 Bedroom, Detached

£700,000 OIEO



Movenowproperties are delighted to present this stunning 6 bedroom detached family home for sale. This impressive stone-built family home is a hidden gem, situated down a private shared lane within the heart of the popular village of Notton. Boasting mature southeast facing rear garden with stream and private front patio. Truly must be viewed to be appreciated.

Reception Hall

Measurements: 4.87m x 3.49m (16'0" x 11'5")

Having a solid oak entrance door leading to a spacious reception hall overlooking the living area. Having tiled flooring featuring a fabulous mosaic centrepiece. Timber staircase and exposed beams.



Kitchen

Measurements: 3.92m x 4.45m (12'10" x 14'7")

A beautifully designed kitchen by John Lewis of Hungerford overlooking the front, comprising of a hardwood double-glazed bay window with quarry tiled sill, a range of wall & base units with part tiling to walls, farmhouse tiled flooring, double Belfast sink with mixer tap, dishwasher, free-standing American style fridge freezer and a Falcon range cooker. Freestanding island, radiator and recessed spotlights.



Utility Room

Measurements: 1.53m x 1.77m (5'0" x 5'10")

Having timber units and open-plan, Belfast sink, plumbing and space for a washing machine and tumble dryer. The room is fitted with real wood worktops and tiled splashback, a timber and half-glazed door leads out to the side elevation.

Breakfast Room

Measurements: 2.41m x 3.28m (7'11" x 10'9")

Leading from the kitchen with large hardwood double-glazed window overlooking the side with beautiful views of a wooded area. Tiled flooring benefiting from underfloor heating.

Garden Room

Measurements: 4.37m x 4.45m (14'4" x 14'7")

A wonderfully sized versatile garden room leading onto a large deck and the rear garden via French doors, tiled flooring benefiting from underfloor heating.

Dining Room

Measurements: 4.27m x 3.56m (14'0" x 11'8")

A spacious reception room with hardwood timber double-glazed window overlooking the front and radiator.



Living Room

Measurements: 4.45m x 7.18m (14'7" x 23'7")

A stunning living room located at the rear of the property opening up to the extensive garden. Having a feature barn window with gallery spanning the full height of the first two floors. A further double-glazed window overlooks the garden as well as a feature arched window which overlooks the side elevation. Having attractive exposed beams and chimney breast housing a gas fire with Corian granite effect ledge and is surrounded by bespoke sandstone fire surround and hearth. With recessed spotlights as well as wall lights and radiators.



Cloakroom/WC

A downstairs WC/cloakroom having a two-piece suite in white comprising low flush WC, wash basin and mixer tap. The room is finished with a pebble style tiled floor, extractor fan, ceiling spotlights and radiator.

Landing

A breath taking landing space, providing mezzanine gallery overlooking the feature barn window. Doors leading to bedrooms and further staircase to second floor.



Master Bedroom

Measurements: 4.06m x 4.45m (13'4" x 14'7")

This master bedroom including dressing room and en-suite bathroom has a full width hardwood double-glazed window overlooking the front, giving views to open fields and a further window to the side elevation.



Dressing Room

Having a range of fully fitted open wardrobes and full length mirror incorporating a vanity seating area with mirror and lights, the room is lit via recessed spotlights.

En-Suite Bathroom

A large en-suite housing a four-piece suite in white comprising wash basin and mixer tap housed in a double vanity unit, low flush WC, bidet with mixer tap and double width walk-in shower/steam suite, having seating to either side, a Helo steam unit as well as a tank-fed Grohe power shower. The room is smartly presented with mosaic tiling to the walls, a slate floor, recessed spotlights and an opaque hardwood double-glazed window to the side elevation.



Bedroom 6

Measurements: 2.18m x 3.56m (7'2" x 11'8")

Another double bedroom currently used as an office/study but can easily accommodate a double bed, having a hardwood double-glazed window overlooking the front and radiator.

Bedroom 5

Measurements: 3.73m x 3.56m (12'3" x 11'8")

A rear facing double bedroom with full width hardwood, double-glazed window overlooking the rear radiator.

Bedroom 2

Measurements: 3.35m x 4.45m (11'0" x 14'7")

A double bedroom full width hardwood double-glazed window overlooking the rear and radiator.

En-Suite Shower Room

An en-suite shower room having a three-piece suite comprising low level WC, wash basin inset in an oak vanity unit and walk-in shower cubicle which is fully tiled in mosaic tiling, fitted with a Grohe tank-fed power shower. The mosaic tiling continues to half height of the room and floor in a bright modern style, a feature wall mirror surrounded by mosaic tiling is above the basin and there is a heated towel rail, extractor fan and ceiling spotlights.

Family Bathroom

A family bathroom having stylish white gloss half tiled surround with blue glass border and black slate effect floor, the bathroom accommodates a four-piece suite in white consisting of a beechwood panelled double ended bath with jet spa function, low level WC, pedestal wash basin and walk-in shower cubicle with Grohe tank-fed power shower. The room is centrally heated via a heated towel rail as well as having ceiling spotlights, extractor fan and opaque hardwood double-glazed window.



Second Floor

Galleried Landing

A large galleried landing rising up off the first-floor level with double-glazed Velux window. Being a room in itself, able to accommodate a variety of uses potentially as a study/office area or even to create a bathroom serving the two bedrooms on this floor. Oak doors either side lead to bedrooms.

Bedroom 3

Measurements: 4.31m x 4.38m (14'2" x 14'4")

A double bedroom having hardwood double-glazed window to the side elevation, Beech effect laminate floor covering and centrally heated radiator. A timber access door leads into an eaves loft space which is boarded and laid with carpet tiles, it has an overhead light and houses the cylinder tank and useful storage areas; a hatch leads into the roof space providing further storage.

Bedroom 4

Measurements: 4.31m x 3.48m (14'2" x 11'5")

Another double bedroom having hardwood double-glazed window to the side elevation and radiator.

Loft

A large fully boarded loft space accessed via a ladder and timber door, the floor is laid with carpet tiles and has an overhead light making a useful storage area.

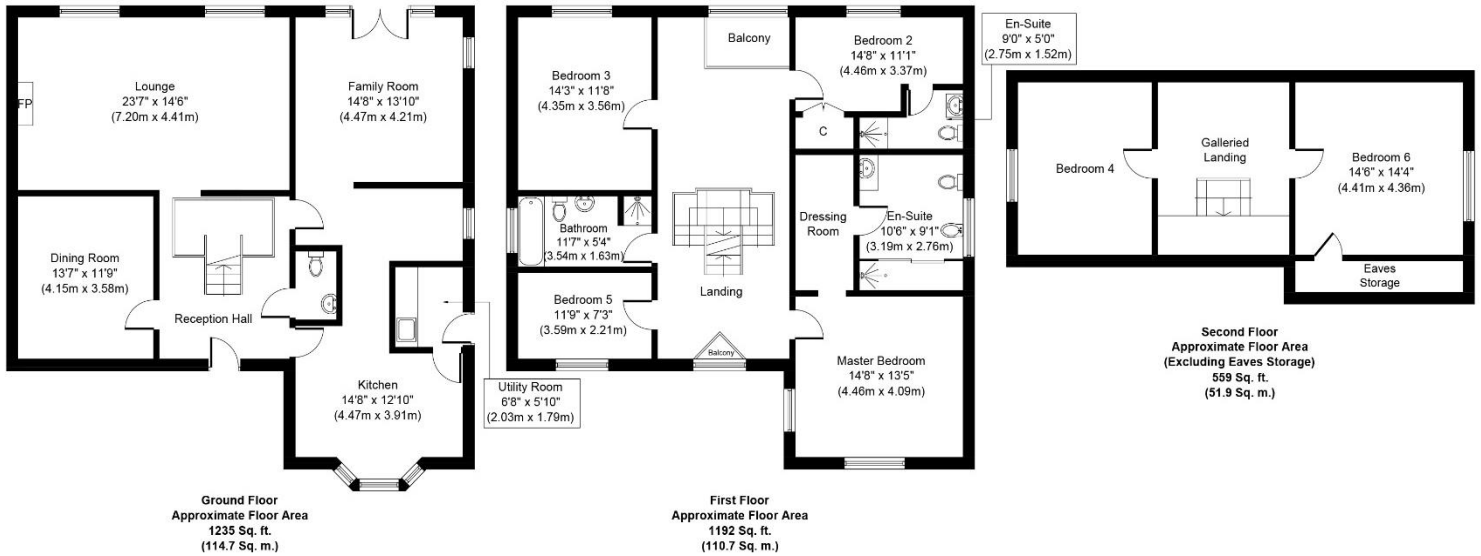
Outside

To the front, the property is approached off George Lane via a brick-paved driveway servicing the property and one other, leading down the drive to where the property is located, neatly positioned on this private plot. Accessing the front there is a flagged driveway offering parking for multiple vehicles and leading round to the side of the property to a timber barn-style double garage with pitched roof, consumer unit, power and lights, a further power point is located outside the garage. The front boasts an attractive courtyard/patio area, stone-edged flower beds and pergola with roses, honeysuckle and a grapevine. To the rear the garden is mainly lawned with flower beds, fruit trees, pebbled path leading to a circular seating area and a barbecue area. A split-level timber deck provides two seating areas and has inset spotlights as well as an outdoor double power point. A side gate gives access to the side elevation, the property has outside lighting on all sides of which are on a sensor. The rear of the plot accommodates the shallow village stream.



Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



Tenure

Freehold

Viewings

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