BARLOW LANE

WINLATON

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welcoming you home



This impressive detached family home has been sympathetically modernised to create a superb blend of spacious living, versatile accommodation and entertaining space. It offers four generously proportioned double bedrooms, two with en-suite facilities, and featuring concealed air conditioning and heating units for year round comfort.

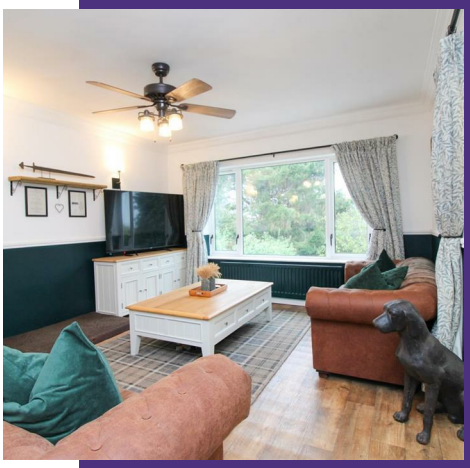
The living accommodation is arranged for modern family life, with an open plan family room and dining area ideal for everyday living and entertaining. An impressive lower level lounge provides space to relax or host guests, with a log burning stove and French doors opening onto the garden kitchen and gravelled entertaining area, enjoying views across the garden and surrounding countryside. Many rooms enjoy attractive outlooks across neighbouring land and the rural landscape, adding to the sense of space and privacy.

Outside, the property has a generous driveway, attractive courtyard garden and expansive rear garden plot designed for outdoor living. Features include multiple seating areas, an outdoor kitchen with power and lighting, a private electric sauna, dedicated sunbathing area and gravelled entertaining space, positioned to enjoy the garden and far reaching countryside views. The converted garage/workshop and additional storage buildings have power and lighting, offering versatility for hobbies, storage or workspace.

A further standout feature is the bespoke purpose built outbuilding, with composite door, power, lighting and its own air conditioning and heating unit. Currently used as The Dog House, it offers potential as a home office, hobby room, studio or additional workspace.

Lovingly improved by the current owners, this unique home offers far more than generous accommodation. Combining practical family living, distinctive entertaining spaces, versatile outbuildings and countryside views, it presents a rare opportunity to acquire a truly special home that must be viewed to be fully appreciated. EPC Rating C.









- ***RARE TO MARKET***
- Four Bedrooms
- Viewing Essential!
- Beautifully Presented Detached Home
- Generous Garden Plot
- EPC Rating C


Creda
BOTANICAL FRUIT






SWEET HONEY
HONEY BEE FARM





Lounge
17'11" x 12'8"
Garden views.

Dining Room
14'10" x 11'5"

Kitchen
17'3" x 8'6"
Fitted with a range of wall and base units, quartz worktops, range cooker and space for American style fridge/freezer (not included).

Utility room
18'6" x 8'8"
Fitted with a range of wall and base units, quartz worktops and sink.

Master bedroom
17'10" x 12'2" max
Garden views, walk in wardrobe. Concealed air conditioning unit.

En-suite
12'1" x 6'6"
Bath with waterfall shower overhead, wash basin, W/C.

Bedroom 2
13'11" x 10'5"
Concealed air conditioning unit.

Bedroom 3
10'11" x 10'0" max
Built in wardrobes. Concealed air conditioning unit.

Family Bathroom
8'6" x 7'11"
Bath with shower over, wash basin, W/C.

Loft space
36'0" x 8'10" max
Accessed via a freestanding staircase, skylight windows, lights and power. Currently used as a home office and dressing area.

Lounge/Diner
25'2" x 17'1"
On the lower ground floor. Concealed air conditioning unit and feature wood burner. French doors give access to the fabulous rear garden and outdoor kitchen area.

Bedroom 4
13'10" x 8'2"
Floor to ceiling windows overlooking the rear garden.

En-suite
8'0" x 2'11"
Shower, wash basin, W/C.

Outdoor kitchen
14'4" x 13'6"
Covered space with cooking and seating areas.

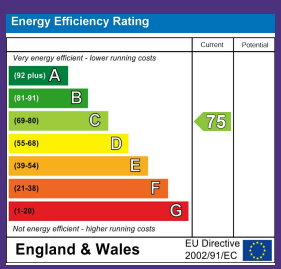
Sauna
Situated next to the outdoor kitchen, a real luxurious addition!

Garage/Workshop
16'9" x 8'3"
Currently boarded and fitted with stoarge and work space but could be turned back to the original garage if preferred.

Storage
8'8" x 7'1"

The Dog House
9'0" x 6'3"
Brick built outbuilding currently used as a dog kennel which includes lights, power and an air conditioning/heater unit.

Externally
The property benefits from a driveway providing parking for two cars, with additional on street parking available, alongside an attractive front courtyard garden. The real showstopper is the expansive rear garden, the plot spanning approximately 0.48 acres, featuring mature trees, established shrubs, generous lawns and useful storage areas. Offering a wealth of versatility, it provides the perfect setting for outdoor entertaining, relaxing and seamlessly bringing indoor living outdoors during the warmer months.



Asking Price £530,000



Total area: approx. 279.3 sq. metres (3006.3 sq. feet)

Disclaimer

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