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La Contree de L'echelle

Perry's: 23 G3

TRP: 164

Parish: St Andrews

Price: £750,000



A superb example of a sympathetically renovated 4 bedroom granite barn using traditional materials throughout, built by the current owners 15 years ago.

The family home is situated in a unique position within the rural surrounds of "Talbot Valley".  
Exposed beams feature throughout the main reception rooms bringing out the real character of the property.

An added benefit to the property includes a large agricultural field which is situated directly opposite measuring just under one acre.

Accommodation comprises:- Entrance Hall. Dining Room. Living Room. Inner Lobby. Cloakroom. 4 Bedrooms. Family Bathroom. Laundry Room. Conservatory.  
Parking. Gardens and Large Field.

- Character filled 4 bedroom barn
- Superb quiet and rural setting
- Generous living accommodation
- Large agricultural field
- Beautifully presented



Inner Lobby



Kitchen

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**Half glazed pane stable door into:-**

#### **ENTRANCE HALL**

Oak wooden flooring. Cupboard housing electrics. Wooden drop latch door into:-

#### **DINING ROOM** 4.01m (13'2") max x 3.62m (11'11") max

Wooden double glazed windows with curtains to front. Exposed beams and lintel. Inglenook wall recesses. Oak wood flooring. TV point. Radiator. Opening into:-

#### **LIVING ROOM** 7.16m (23'6") x 3.63m (11'11")

Charming character filled room offering wooden double glazed windows with curtains and window seat overlooking the lane. Feature granite fireplace with wooden mantelpiece and granite hearth with inset gas stove. Exposed beams. Twin radiators. TV/sat/Phone points. Wall lights. Oak wood flooring. Obscure glazed French doors into conservatory. Wooden drop latch door into:-

#### **BEDROOM 2** 3.60m (11'10") max x 3.26m (10'9") max

Wooden glazed windows with curtains. Cabin style single bed with storage cupboard underneath as well as side drawers. Radiator. Laminated wood flooring. Wooden drop latch door to entrance hall.

#### **CONSERVATORY** 4.48m (14'8") max incl bay x 3.55m (11'8") max

Victorian style with vaulted glazed roof. Feature exposed granite wall. Ceramic tiled flooring. Radiator. 3/4 glazed wooden doors lead out to the rear garden.

**Back to Dining Room. Wooden drop latch door into:-**

#### **INNER LOBBY**

Rear stable door with glazed inset. Staircase with under stair storage cupboard leading up to first floor with side window. Radiator. Ceramic tiled flooring. Doors off to:-

#### **KITCHEN** 3.68m (12'1") x 3.36m (11')

Wooden double glazed windows with curtains overlooking rear garden. Side glazed window. Wooden floor and wall units with cupboard under lighting. Scratch resistant worktops incorporating an acrylic 1 1/2 bowl sink unit with mixer tap over. Recessed ceiling lights. Glazed lead pattern and plate rack cupboards. Ceramic tiled flooring. Partly tiled splash backs. Appliances include Indesit oven and 4 ring gas hob with extractor fan over. Hotpoint dishwasher. Hotpoint iced diamond fridge.

#### **CLOAKROOM** 1.61m (5'3") x 1.51m (4'11")

Obscure glazed window to rear garden. Two piece suite in white comprising WC. And wall hand basin. Fully tiled flooring and walls with pattern inset. Radiator.



Dining room



Conservatory



**Back to Inner lobby, staircase up to first floor.**

**LANDING**

L Shaped in design with large Velux roof light. Carpet. Doors to:-

**FAMILY BATHROOM** 3.63m (11'11") max x 2.34m (7'8") max

Velux roof light and obscure glazed window to rear garden. Four piece suite in cream comprising large corner shower cubicle with Sirros shower over. Partly tiled walls. Tiled panel bath with Victorian style taps and hand held shower attachment. Vanity unit with hand basin inset, storage cupboard underneath, double mirror medicine cupboard with end shelving above. WC with concealed cistern and storage cupboard behind. Radiator. Ceramic tiled flooring. Recessed ceiling lights. Door to:-

**MASTER BEDROOM** 5.08m (16'8") max incl recess x 3.63m (11'11") max

Velux roof light. Wooden double glazed windows with curtains overlooking the lane and rural views beyond. Wood laminated flooring. Radiator. TV/Phone points.

**BEDROOM 3** 3.62m (11'11") max x 3.22m (10'7") max

Velux roof light. Wooden double glazed windows overlooking the lane and rural views beyond. Wood laminated flooring. Under eaves storage.

**LAUNDRY ROOM** 2.58m (8'5") x 1.71m (5'7")

Louvre doors housing Beko sensor dryer. Hotpoint washing machine. Wood laminated flooring. Small cupboard with shelving. Door to:-

**BEDROOM 4** 3.79m (12'5") max incl recess x 2.70m (8'10") max

Wooden double glazed windows overlooking rear garden. Cabin style single bed with storage cupboards underneath and side drawer cupboard. Wood laminated flooring. Curved clothes rail. Under eaves storage. Built-in dressing table with cupboards underneath.



Master bedroom



Bedroom 2



### **EXTERIOR**

#### **FRONT**

The property is approached from the lane over a right of way to the front door and rear garden gate beyond, to the side is parking for 2 / 3 cars.

#### **REAR GARDEN**

The terraced garden offers a delightful patio area by the conservatory, ideal to sit out and just relax with friends and family while the bbq sizzles away. Steps lead up to small lawn area, on either side are brick capped granite flower borders. The top tier of the enclosed rear garden is bounded by mature hedging, rendered wall and earth banks offering privacy from the outside world. There is a storage shed with power and lighting as well as an outside tap.

#### **FIELD**

A major feature of this property is the large agricultural field directly opposite across the lane which is almost an acre in size. With a wooden enclosure, this may appeal to equestrian lovers as within the nearby fields there are horses grazing. The field is bounded by mature hedging and trees, an ideal place for children to explore and play hide and seek in.

#### **SERVICES:**

Mains Electricity, water, cesspool, gas LPG bulk storage container. Wooden double glazed windows and doors.

#### **INCLUDED IN THE SALE:**

All fitted floor coverings, curtains, blinds, light fittings, all fitted units and appliances as listed.

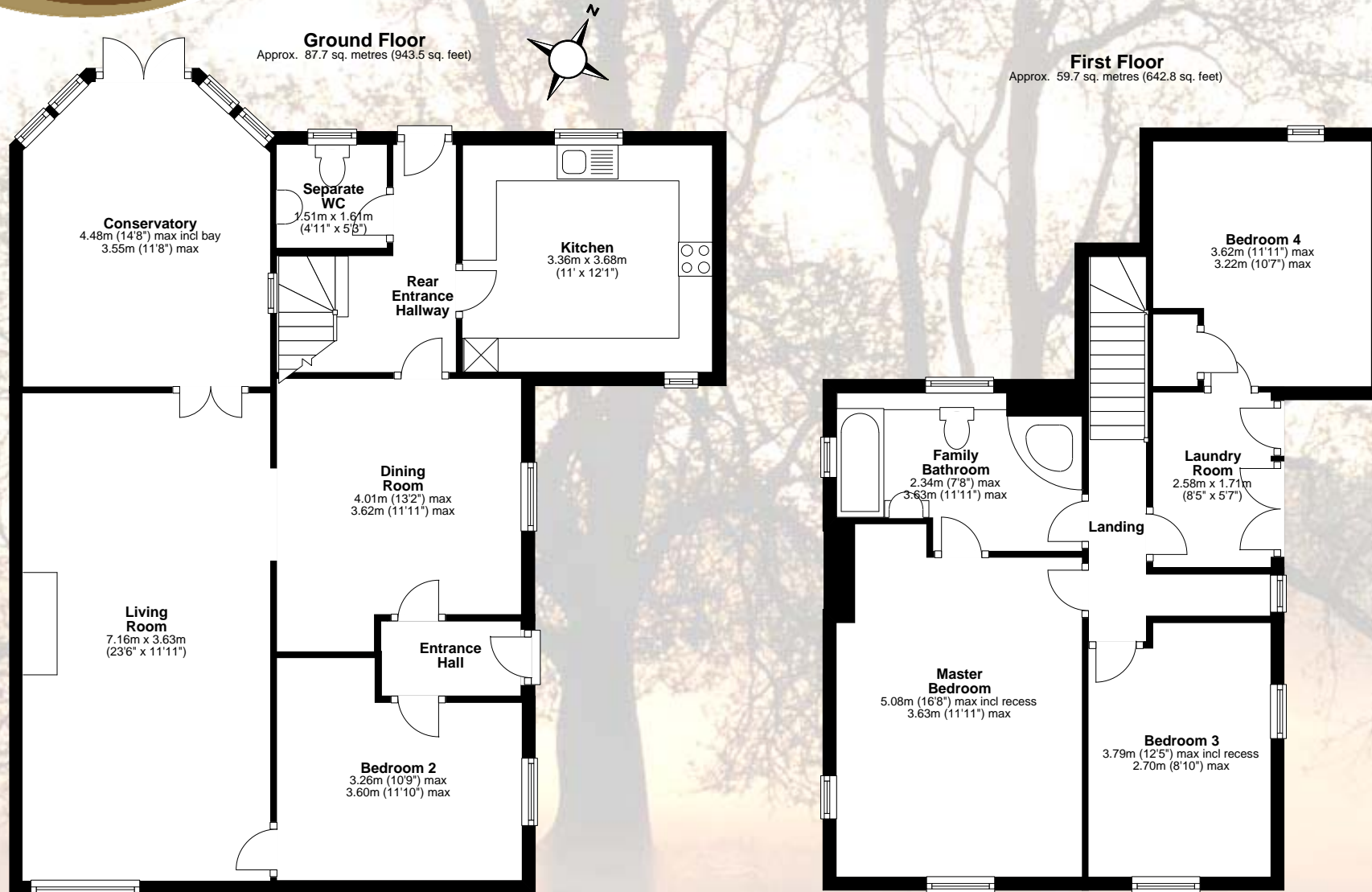


Bedroom 3



Family bathroom





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