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HIGHER BARN FARM BURY ROAD – EDGORTH £650,000

A rare opportunity to purchase this superb stone built six bedroom farm house, set within beautiful countryside on the edge of Edgorth village. The property sits in approximately one acre of land with a substantial driveway and stunning panoramic views of the countryside. The Barn dates back to the 1800's and has been sympathetically updated and extended over the years and now provides versatile living space approximately 3,720 sq ft. There is lots of good potential to possibly split the property into separate dwellings and or run a business, (subject to regulations and planning permission). Viewing is essential to fully appreciate this unique property.

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Entrance Porch

The main property is entered via casement double glazed UPVC door with leaded and stained glass panel, to entrance porch having double glazed UPVC windows to both side elevations and side lights to the front door, providing spectacular panoramic views of the area. Tiled floor and stone sills to dwarf retaining walls. Two fitted wall lights and UPVC door with opaque glazed panels leading into main Entrance Hall.

Entrance Hall

Panelled radiator, intruder alarm control panel. Access to insulated loft space and communicating doors to lounge, dining room and kitchen.

Lounge 28' 1" x 17' 9" (8.55m x 5.41m)

2 double glazed UPVC picture windows to front elevation, both having deep sills and both providing spectacular far reaching views over farmlands to the fore and to the mountains in the distance. Three double panelled radiators, corniced ceiling with sixteen ceiling mounted recessed spotlights. Six contemporary wall lights, a range of power points, TV points and light switches all finished in brushed chrome. Communicating doors from the lounge lead to rear hallway and annex.



Formal Dining Room 19' 1" x 12' 8" (5.81m x 3.86m)

Off the main entrance hall, contemporary glazed door, leads to dining/family room, having double glazed UPVC sliding patio door to front elevation again providing spectacular far reaching views to the fore. Timber panelling surrounding the double glazed unit. Double panelled radiator, corniced ceiling with two ornate plaster ceiling roses. Fireplace housing an electric real effect fire with marble effect hearth and surround and carved marble mantle. Ample power points, TV point and telephone point. To the rear of the dining room a pair of Georgian glazed French doors lead to Breakfast room.



Breakfast Room 17' 3" x 10' 11" (5.25m x 3.32m)

Has a panelled radiator, range of power points with doors leading to the dining room, master bedroom and the utility. There is also an archway entrance to the kitchen.



First Floor Bathroom

Bathroom has opaque double glazed UPVC window to rear elevation. Bathroom suite in white comprising corner bath with shower attachment over, pedestal wash hand basin, low flush WC, panelled radiator and further chrome bathroom radiator, full ceramic tiling to floor and walls.



Outside

A substantial driveway provides lots of parking for approximately 10 vehicles with a central fountain/water feature. We are advised that to the right hand side of the driveway the local farmer has rights to access but they do not infringe upon the privacy of the property. Wrought iron gates lead to a further driveway if required which has been flag stoned. There are lovely gardens with mature trees and fantastic panoramic views, which surround the property. There is an Indian stone paved patio to the side elevation.



Principal Kitchen 16' 0" x 10' 1" (4.87m x 3.07m)

Has double glazed UPVC picture window to rear elevation, again providing a spectacular view to the rear on to open moorland and across fields. Two contemporary birch doors, one to the main entrance hall and one to the side hallway. Double panelled radiator, superb high gloss tiling to floor and superb range of contemporary kitchen units with black granite effect work surfaces over and mosaic style tiling towards sensitive areas. Single circular bowl sink unit with circular drainer. Integrated stainless steel "Stoves" double oven. Integrated four ring touch control halogen hob with chrome and glass chimney style extractor hood. Integrated combination microwave oven. Integrated dishwasher and integrated refrigerator. Range of soft close pan drawers with integrated wine rack to either side. Ten ceiling mounted spotlights and range of power points and light switches finished in brushed chrome. Communicating door leads off to side hallway.



Side Hall

Having high gloss tiling to floor, panelled radiator, ceiling mounted spotlights, Siemens hot water and central heating control panel, communicating door to rear porch and communicating door to cloakroom.

Utility Room

Situated off the breakfast room is the utility room. Having double glazed UPVC windows to both rear and side elevations and UPVC door to rear elevations. Range of base and eye level units finished in beech with ample roll top work surfaces over. Single bowl, single drainer stainless steel sink unit with hot and cold water taps over. Full ceramic tiling to walls, ceramic tiling to floor, panelled radiator, space with plumbing suitable for automatic washing machine, space with vent suitable for tumble dryer. Space suitable for free standing fridge/freezer and door leading to cupboard housing Firebird Popular 150 oil fired central heating boiler with range of fitted storage shelving.

Cloakroom/W/C

Having opaque double glazed UPVC window to rear elevation. Suite comprising of low flush WC and wash hand basin set into tiled vanity unit. Panelled radiator and full ceramic tiling to walls. Off the rear hallway is a rear entrance porch, having double glazed UPVC door with double glazed UPVC side light and floor to ceiling double glazed UPVC window to rear elevation again providing panoramic views to the rear overlooking farmland and moorland with quarry tiled floor and a pine cupboard housing electric meters and consumer units.

Family Room

Having two double glazed UPVC picture windows to front elevation and double glazed UPVC picture window to side elevation all providing spectacular views and all having oak sills. Oak flooring, panelled radiator, nine ceiling mounted spotlights, range of power points, light switches and TV point all finished in brushed chrome, mains operated smoke alarm, stairs rising to first floor and communicating door to side hallway providing access to bedrooms one, two and bathroom.



Open Plan Living Kitchen

Has pair of double glazed UPVC French doors to side elevation, leading out on to stone flagged patio area and providing spectacular views to side elevation on to the moors. Double glazed UPVC window to rear elevation providing spectacular views over farmland and towards the moors. Oak flooring, superb range of kitchen units finished in cream with chrome door furniture having black granite effect work surfaces over and mosaic style tiling towards sensitive areas. Integrated "Stove" double oven, four ring touch control halogen hob with chrome and glass chimney style extractor hood. Space suitable for free standing American style fridge freezer. One and a half bowl single drainer, stainless steel sink unit with chrome pillar mixer tap over. Panelled radiator, range of power points all finished in brushed chrome, eight ceiling mounted spotlights, TV point and further panelled radiator. Communicating door leads off the Kitchen/Dining Room to Lounge.



Sitting Room 13' 11" x 11' 0" (4.24m x 3.35m)

Having double glazed UPVC window to side elevation, double panelled radiator, range of power points and TV point. Having communicating door to the guest suite.

Master Suite

Spectacular master suite comprising of a bedroom, his and her dressing rooms plus a luxury en-suite bathroom.

Master Bedroom 16' 2" x 12' 4" (4.92m x 3.76m)

Having superb feature arched double glazed UPVC picture window to front elevation providing breath taking views over the countryside to the fore with low deep sill, double panelled radiator, partially vaulted ceiling with nine ceiling mounted spotlights. Range of power points, and then communicating doors to his and hers dressing rooms. His having panelled radiator, access to insulated loft space and range of fitted wardrobes with mirrored sliding doors with range of shelving and coat hanging space. Hers having double glazed UPVC window to side elevation, panelled radiator, range of power points and triple built in wardrobe with sliding doors having fitted shelf and hanging rail. Also communicating door off the Master Bedroom to En suite bathroom.



Master En-Suite Bathroom

Having opaque double glazed UPVC windows to both front and side elevations, superb contemporary suite in white comprising of a roll top free standing Jacuzzi bath with chrome fittings, over sized shower cubicle with glazed shower doors having rainfall style shower, Low flush WC, His and Hers ceramic bowl wash hand basins set on oak vanity unit with chrome pillar mixer taps, having vanity mirror and storage cupboards and drawers within the vanity unit. Full ceramic tiling to floor and walls incorporating electric under floor heating. Chrome bathroom radiator and range of pelmet lighting running round the whole room with eleven spotlights and six ceiling mounted spotlights. Fitted extractor fan and secondary chrome bathroom radiator.



Guest Suite:

Guest suite comprising of a bedroom and en-suite shower room.

Guest Bedroom 14' 2" x 9' 11" (4.31m x 3.02m)

Having double glazed UPVC window to rear elevation with deep sill, panelled radiator, partially vaulted ceiling, 8 ceiling mounted spotlights. Door to large built in cupboard with fitted hanging rail. Door to further side hallway, having panelled radiator and UPVC door with double glazed panel to side elevation having ceiling mounted spotlights and also off the second bedroom communicating door to en suite shower room.



Guest En-Suite Shower Room

Having corner shower cubicle with curved, glazed shower doors, housing chrome mains pressure shower, low flush WC and pedestal wash hand basin, panelled radiator, full ceramic tiling to floor and walls, four ceiling mounted spotlights and fitted extractor fan

Bedroom Three 14' 4" x 11' 0" (4.37m x 3.35m)

Has double glazed UPVC window to rear elevation overlooking flagged patio area, rear garden and farmland and the moors. Panelled radiator and range of power points and built in triple wardrobe with sliding doors having fitted shelving and hanging rail. Communicating door to hallway, leading to bathroom.



Bedroom Four 11' 0" x 9' 0" (3.35m x 2.74m)

Has double glazed UPVC window to front elevation, panelled radiator, alcove housing range of fitted shelving and range of power points

**Ground Floor Bathroom**

Having opaque double glazed UPVC window to rear elevation. Bathroom suite comprising panelled bath, with shower attachment over and a glazed shower screen, pedestal wash hand basin and low flush WC, panelled radiator, full ceramic tiling to walls.

First Floor Landing

Stairs with spindle balustrade and timber handrail rise to first floor landing having communicating doors to two further bedrooms and bathroom. Communicating doors and sliding doors to a range of useful storage cupboards.

Bedroom Five 16' 4" x 15' 1" (4.97m x 4.59m)

Two double glazed UPVC dormer windows to rear elevation. Two panelled radiators, ample power points, partially vaulted ceiling with eleven ceiling mounted spotlights. Access to under eaves storage spaces.

**Bedroom Six 13' 7" x 12' 9" (4.14m x 3.88m)**

Double glazed UPVC dormer window to rear elevation. Panelled radiator, range of power points, partially vaulted ceiling with seven ceiling mounted spotlights, pair of doors providing access to under eaves storage spaces.

