

Mill Lane Water Newton

Hurfords



- Stunning barn conversion
- Sought-after village location
- Character features throughout
- Finished to an exceptionally high standard
- Five bedrooms - Two en-suite
- Utility room
- Two reception rooms
- Open-plan kitchen breakfast room
- Established landscaped gardens
- Patio/seating areas
- Ample off-road parking
- Car port - Outbuildings

The Property

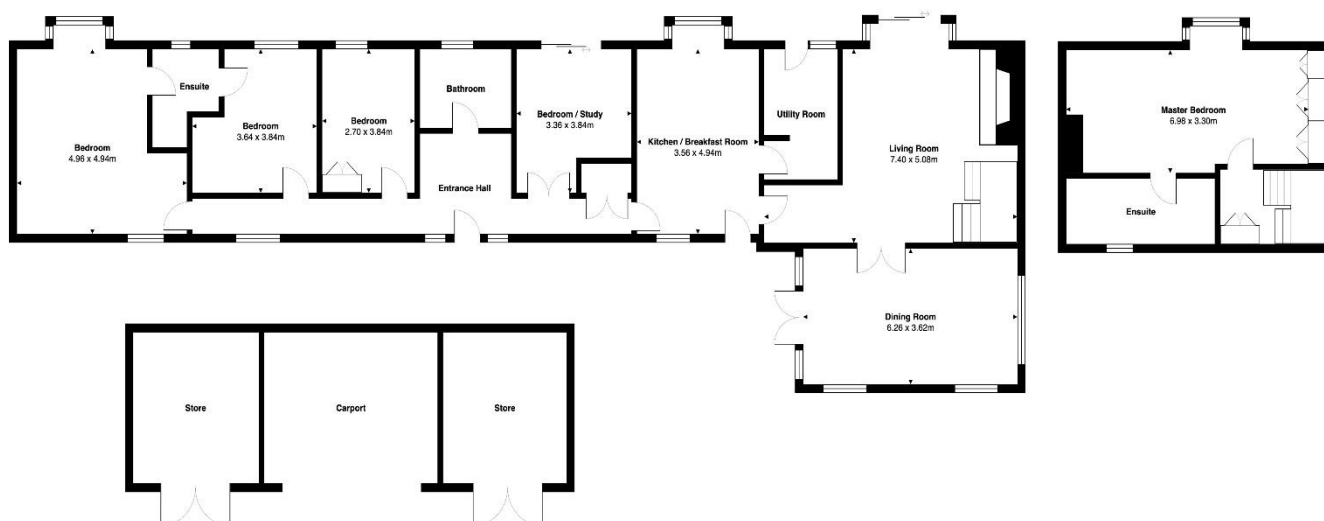
The Old Barn offers an ideal opportunity to acquire a fantastic large barn conversion, situated with beautifully landscaped grounds in the sought-after village of Water Newton. The property has been extended over recent years, thoughtfully combining character with new features to create a wonderful family home offering light, spacious and versatile accommodation. The Old Barn retains character features throughout including exposed beam work, vaulted ceilings and an inglenook fireplace with wood burning stove.

The main accommodation is set over the ground floor and comprises a dining room, a living room with stairs to the first floor, an open-plan kitchen/breakfast room, a utility and four good sized double bedrooms, the guest bedroom with en-suite facilities and the option of utilising one of the rooms as a study. There is a large family bathroom sitting centrally within the property, located off the main hallway.

The master suite occupies the first floor, and provides a wonderful space with in-built wardrobes and en-suite facilities.



Hurfords



Outside

The property is accessed via five bar gates onto a spacious hard standing frontage, providing ample off-road parking and leading to a double car port and outbuildings/storage. The rear gardens are well established and beautifully landscaped, being well stocked with an array of shrubs, herbaceous plants, borders and mature hedging.

There is an inset circular paved patio and seating area to enjoy, with views over the church to one aspect and also across the gardens, a timber summer house, ideal for There is an additional decked seating area at the bottom of the garden and also side gated access to the rear.

EPC Rating: D
Tenure: Freehold



5 The Barns, Milton Lane, Peterborough Road, Castor, PE5 7DH - 01733 380956

castor@hurfords.co.uk
www.hurfords.co.uk

The marketing your property deserves

Peterborough Rutland London

IMPORTANT NOTICE: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and the buyers must obtain verification from their legal representatives. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Mill lane water newton V1

