



East Side, North Littleton, WR11 8QW

Offers in excess of £800,000

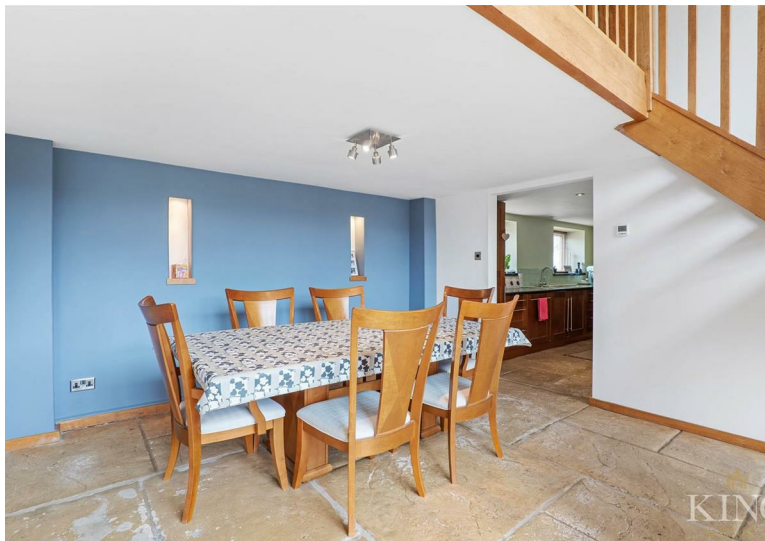


****2500 sq. ft. approx**** "The Dairy Barn" is a stunning **FOUR BEDROOM THREE BATHROOM** barn conversion situated within an exclusive enclave of similar homes on the edge of this popular and highly regarded village. Offering modern and stylish living accommodation throughout, enjoying a rural setting with **FIELD VIEWS** in the sought-after picturesque north Cotswold village of North Littleton. This characterful and high specification home is constructed from blue lias and cotswold stone and includes underfloor heating, secure gated entrance and gravelled driveway for ample parking.

This unique property makes a fantastic family home with highly versatile living accommodation and comprises; impressive entrance hallway with beautiful oak beamed high vaulted ceiling, flagstone effect flooring and stairs leading to the first floor, spacious living room, dining room, kitchen and 2 separate utilities. Upstairs both the master bedroom and bedroom two benefit from a walk in wardrobe and their own en-suites. Back on the ground floor to the right of the entrance hall with beautiful high beamed ceilings throughout is a further two bedrooms, the family bathroom, a study area with separate entrance, sitting room and a kitchenette. Outside has been tastefully landscaped to include a patio area, lawn and gravelled drive with secure gated parking. The property also has an added extra of a EV charging point. A hugely desirable aspect to the home is shared ownership to the beautiful Orchard accessed by the rear of the property.

Much of North Littleton sits within a defined Conservation Area that restricts development which maintains the village's character.

EARLY VIEWING HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT



Entrance Hall	
Living Room	15'2" x 14'7" (4.64m x 4.46m)
Dining Room	13'0" x 14'2" (3.97m x 4.34m)
Kitchen	7'3" x 10'6" (2.23m x 3.22m)
Utility	6'11" x 6'3" (2.13m x 1.91m)
Utility	6'11" x 5'1" (2.13m x 1.56m)
Landing	
Bedroom One	15'2" x 14'7" (4.63m x 4.47m)
En-suite	7'10" x 5'3" (2.41m x 1.62m)
Walk-in Wardrobe	6'11" x 5'3" (2.12m x 1.62m)
Bedroom Two	14'5" x 11'7" (4.41m x 3.54m)
Walk-in Wardrobe	7'0" x 6'5" (2.14m x 1.98m)
En-suite	7'1" x 6'5" (2.17m x 1.98m)
Sitting/Dining Room	12'0" x 18'5" (3.67m x 5.63m)
Kitchenette	12'0" x 10'6" (3.67m x 3.22m)
Study	3.67m x 2.19m
Bedroom Three	8'10" x 8'5" (2.71m x 2.57m)
Bedroom Four	8'10" x 8'5" (2.71m x 2.57m)
Bathroom	8'10" x 8'5" (2.71m x 2.57m)







DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	