



## Scarthingwell Lane

Scarthingwell, LS24 9PF  
£600,000



# SIGNATURE

BY

Emsleys | estate agents

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\*\*\*STUNNING BARN CONVERSION. SOUGHT AFTER LOCATION. FEATURE BEAMS. AIR SOURCE HEAT PUMP.\*\*\*

Nestled on the charming Scarthingwell Lane, this exquisite Grade II listed barn conversion offers a unique blend of historical character and modern living. Recently converted from a barn, the property boasts an impressive four bedrooms, making it an ideal family home or a spacious retreat for those seeking a tranquil lifestyle.

Upon entering, you are into an impressive, unique hallway before being greeted by the open plan kitchen/reception room, perfect for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout. With a WC, utility and study to the ground floor, completing this charming home.

The property features two well-appointed bathrooms, ensuring convenience for all residents. The modern amenities are complemented by an air source heat pump, providing energy-efficient heating and contributing to a sustainable lifestyle.

Outside, the property offers parking for two vehicles, a valuable asset in this desirable location, as well as an EV charger. The surrounding area is peaceful, allowing for a serene living experience while still being within easy reach of local amenities and transport links.

This remarkable home is a rare find, combining the charm of its historical roots with contemporary comforts. It presents an excellent opportunity for those looking to invest in a property that stands out in both character and quality. The vendor made us aware there is a residents management charge of £70 per month which is reviewed annually and is for upkeep and drainage/waste management. Do not miss the chance to make this stunning house your new home. Call us now to arrange your viewing.

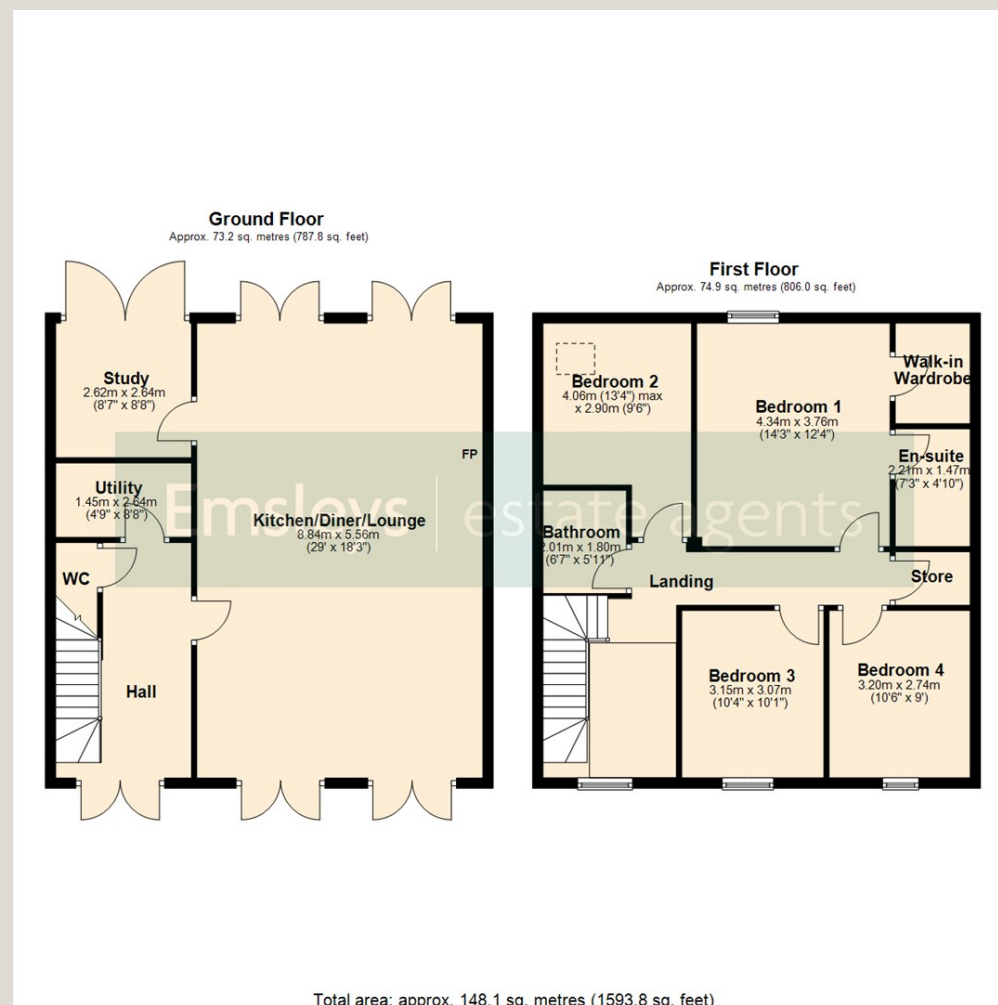
- STUNNING BARN CONVERSION
- SOUGHT AFTER LOCATION
- RARE OPPORTUNITY
- PARKING FOR TWO PLUS EV CHARGER
- MASTER WITH EN-SUITE
- STUDY & UTILITY
- AIR SOURCE HEAT PUMP
- ENCLOSED LANDSCAPED GARDEN
- Council Tax Band F
- EPC Rating D











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