



Sandon Road, Hilderstone, ST15 8SF



Asking Price £275,000

Are you looking for something a little different? A quaint converted barn which simply oozes character and comes with a host of quirky features - this beautifully presented property could well be the one for you. Accommodation comprises: Hallway, cosy sitting room with vaulted ceiling & wood burning stove, stylish dining kitchen with integrated appliances, separate utility room, double bedroom & luxurious shower room. Upstairs there is a second bedroom with open plan bathing - just like your favourite boutique hotel! Outside features an extensive paved patio area, small secluded garden area and parking for two / three cars. A lovely property in a village location which is about 10 mins by car from Stone. Ready for immediate occupation.



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Entrance Hall

Wooden part glazed front door and ceramic tiled floor.

Sitting Room

A lovely sitting room which features a tall vaulted ceiling with exposed A-frame and beams, brick chimney breast with raised hearth and wood burning stove. Window to the front of the house, TV aerial connection. Radiator. Turned staircase leading to the first floor gallery landing with access to the upstairs bedroom.

Dining Kitchen

A good size kitchen with space for dining. The kitchen features and extensive range of wall and base cupboards with traditional style painted cabinet doors and contrasting black granite work surfaces. Ceramic Belfast sink unit with chrome mixer tap. Faux chimney breast with inset dual fuel range cooker and integrated extractor fan. Exposed ceiling beams. Ceramic tiled floor. Radiator. Window to the front of the house and door to the side.

Utility Room

Adjoins the kitchen with fitted cupboards and work surface. Plumbing for washing machine. Wall mounted mains gas fired combi boiler.

Shower Room

Fitted with a stylish contemporary suite featuring: walk-in shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Travertine tiled floor and wall tiling to full height. Inset low energy lighting. Radiator.

Ground Floor Bedroom

Spacious double bedroom with tall vaulted ceiling and exposed beams. Window to the side of the house. Radiator.

First Floor Bedroom Suite

A large open plan bedroom suite with vaulted ceiling, windows to two sides and skylight. Open plan bathroom with free-standing roll top bath, WC and pedestal basin. Two radiators.

Outside

Indian stone paved driveway parking for two, possibly three cars, small patio and garden area. Small secluded garden area adjoining farmland to the side boundary.

General Information

Service: Mains gas, water, electricity & drainage. Gas central heating,

Tenure: Freehold

Council Tax band A

Viewing by appointment



Approx Gross Internal Area
76 sq m / 820 sq ft



Ground Floor
Approx 51 sq m / 545 sq ft

First Floor
Approx 26 sq m / 275 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		
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