

The Dairy Barn
10 Lammas Close
Orlingbury
NN14 1JJ

£625,000



OSCAR JAMES

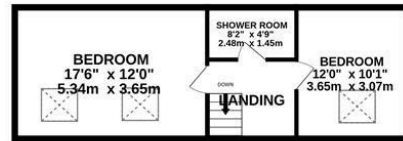
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FLOOR PLANS

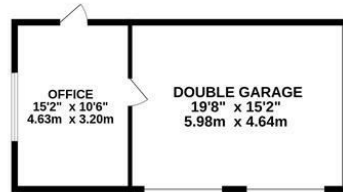
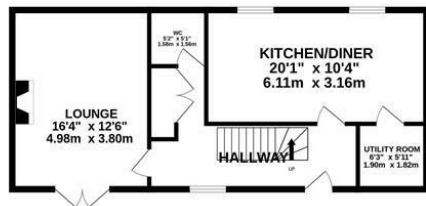
1ST FLOOR
615 sq.ft. (57.2 sq.m.) approx.



2ND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA : 2111 sq.ft. (196.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AT A GLANCE...



Light and airy lounge and independent studio



Traditional, bespoke kitchen/diner



Four DOUBLE bedrooms



Ground floor WC, principle bathroom, ensuite shower room to master and shower room to the top floor



Enclosed, low maintenance garden



Double garage and driveway for two vehicles



WHAT'S GREAT?

The Dairy Barn is a period, stone built barn conversion which has been thoughtfully renovated throughout. Positioned on an enviable corner plot the property has secure gated access and a beautiful, low maintenance enclosed garden and is offered to the market with NO ONWARD CHAIN.

Set over three storey's, accommodation comprises; Entrance hallway providing access to the kitchen diner, WC and living room and storage. The barn enjoys a beautiful bespoke wooden kitchen with granite countertops, integrated appliances, spot lights to ceiling, a double Belfast sink and a useful utility room adjacent. It is a bright and airy with ample room for a large dining table making this a fantastic place to socialise.

The lounge boasts an exposed stone chimney breast feature wall, with a working gas burner, creating a warm and cosy space for gathering. With solid wood flooring and arched doors overlooking the garden the lounge is flooded with natural light.

On the first floor expect to find two generously sized bedrooms & a principle bathroom complete with freestanding, double ended bath and towel radiator. The master bedroom boasts built in wardrobes and a stylish shower room with double vanity unit. The second floor is a versatile space, with two more double bedrooms and a shower room. Each bathroom has been finished with luxury in mind and seeing is truly believing.

Outside, the garden is perfect for entertaining or simply unwinding in the tranquillity of village life. A studio, adjoining the DOUBLE garage creates a fantastic extra room which could be used for a multitude of purposes. Furthermore a driveway makes parking for you and guests simple!

Orlingbury is an extremely sought after location! The village offers a pub and café with a variety of menus. It is surrounded by beautiful countryside, yet is just a stone's throw away from fantastic train links that will get you into central London within the hour.

Call Oscar James to organise your viewing today!

...expect excellence



SELLER'S SECRET

We adore our home and having countryside walks on the doorstep yet being able to commute in and out of the city has given us the perfect balance and enjoyment from village life!



Why we like it....

A rare opportunity to purchase a fully refurbished barn in a beautiful village setting! High interest in anticipated so call us TODAY to book your viewing appointment and avoid missing out

OSCAR JAMES

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To buy or not to buy....
