



Guide Price £799,000

THE BARN, PALMERS FARM, BROCKS COPSE ROAD, WOOTTON,



Seafields

## **AN INCREDIBLY APPEALING HOME FOR THOSE SEEKING 'SOMETHING SPECIAL'**

A beautifully presented, very unique and versatile 2 storey **BARN CONVERSION** with fabulous architectural design and such **HIGH SPECIFICATION** throughout! Forming the end of a small complex of attractive stone buildings within this enviable 'farm' setting, The Barn showcases an abundance of striking features, including impressive vaulted and beamed ceilings plus attractive exposed stone walls, creating a wealth of charm and individuality. The immaculate accommodation includes 4 elegant reception rooms (one on the first floor), a generous kitchen/breakfast room, 4 **LARGE BEDROOMS**, 3 well appointed bath/shower rooms and 4 **WCs** - so ideally suited for modern family and multi-generational living. Outside, the wonderful wrap around **PRIVATE GARDENS** are a particular feature - including the expansive lawn (great for racket/ball sports) as well as secluded, sun trap courtyard seating areas. There is private **PARKING** space for up to 4 vehicles, further enhancing the appeal for families. Enjoying a peaceful yet convenient location, the property is within easy reach of Wootton's local shops, popular eateries, Yacht Club plus picturesque coastal and countryside walks, offering the perfect balance of village charm and every day convenience - with the main towns of Newport and Ryde (and mainland ferry terminals) within approximately 10 minutes' drive. Viewing essential to appreciate all that is on offer!

### **ACCOMMODATION:**

A private gate to a pathway leads to The Barn. Timber stable doors to:

### **DINING ROOM:**

A welcoming and well proportioned room with wooden flooring and windows to front. Storage cupboard. Multifuel burner (centrally positioned between Dining and Reception Rooms). Opening into:

### **LOBBY:**

Open aspect to Snug/Reception and also to Inner Hall leading to Bedrooms 3 and 4, and Bathroom.

### **RECEPTION HALL:**

A bright and airy room with stunning tiled flooring, vaulted ceiling and exposed stone walls. Log burner (as mentioned above). Floor to ceiling windows and door to rear courtyard. Radiators x 2. Wall lights. Carpeted stairs to first floor. Doorway to Kitchen/Breakfast Room.

### **KITCHEN/BREAKFAST ROOM:**

A breakfast area with French doors to garden. Continuation of the tiled flooring into the well appointed kitchen. Contemporary cabinetry complemented by smoked oak wooden worktops and stylish tiled splashbacks. Integrated appliances: electric double oven, hob and extractor hood. Space for tall fridge freezer. Inset black 1.5 bowl sink unit positioned beneath window overlooking courtyard area allowing plenty of natural light to fill the room. Additional features include recessed downlights and radiator. Opening to **INNER LOBBY** leading to Shower Room, Utility and Sitting Room:

### **UTILITY:**

Space and plumbing for washing machine. Vaillant boiler. Tiled flooring. Chrome sink and drainer with built in unit storage. Tiled splashbacks. Extractor fan. Spotlights. Window to rear.

### **SITTING ROOM:**

An elegant, very cosy sitting room with stunning vaulted ceiling and dual aspect windows and doors leading to the garden. Wall lights x 3. Radiators x 2. Door to Bedroom 2.

### **SHOWER ROOM:**

A contemporary suite comprising walk in shower cubicle, vanity wash basin and w.c. Attractive green tiles. Velux window. Heated towel rail. Tiled flooring. Wall lights.

### **BEDROOM 2:**

A large double bedroom (or ideal office) with vaulted ceiling, Continuation of wooden flooring. French doors and adjacent windows to rear providing ample natural light. Vertical radiator. Pendant lights.

### **BEDROOM 3:**

A carpeted double bedroom with window to front aspect. Radiator.

### **BEDROOM 4:**

A further carpeted double bedroom with window to front aspect. Radiator.

### **BATHROOM:**

A stylish suite comprising bath, vanity wash hand basin and w.c. Tiled surrounds and tiled flooring. Extractor.

### **FIRST FLOOR:**

### **LIVING ROOM:**

A fabulous first floor living room featuring attractive wooden flooring and multiple front facing windows that flood the room with natural light. A vaulted ceiling with exposed wooden beams enhances the sense of space while adding charm and character. Radiators x 2; wall lights x 3. Doors to:

### **W.C:**

Suite with wooden floor comprising vanity wash hand basin and w.c. Heated towel rail. Extractor. cupboard housing hot water cylinder. Wall light.

### **MASTER BEDROOM:**

A spacious and bright carpeted dual aspect principle room with vaulted beamed ceiling. Window to front and French doors to side (with Juliet balcony) offering fabulous views over the gardens and countryside beyond. Wall lights x 4. Door to:

### **EN SUITE BATHROOM:**

Quality suite comprising freestanding bath, walk in shower cubicle, vanity wash basin and w.c. Velux window. Heated towel rail and extractor fan. Tiled surrounds.

### **OUTSIDE:**

A exceptionally spacious garden mainly laid to lawn with huge potential, as well as a patio area, perfect for entertaining or relaxing.

### **PARKING:**

Allocated parking for four vehicles.

### **OTHER PROPERTY FACTS:**

Conservation Area: No

Listed Building: No

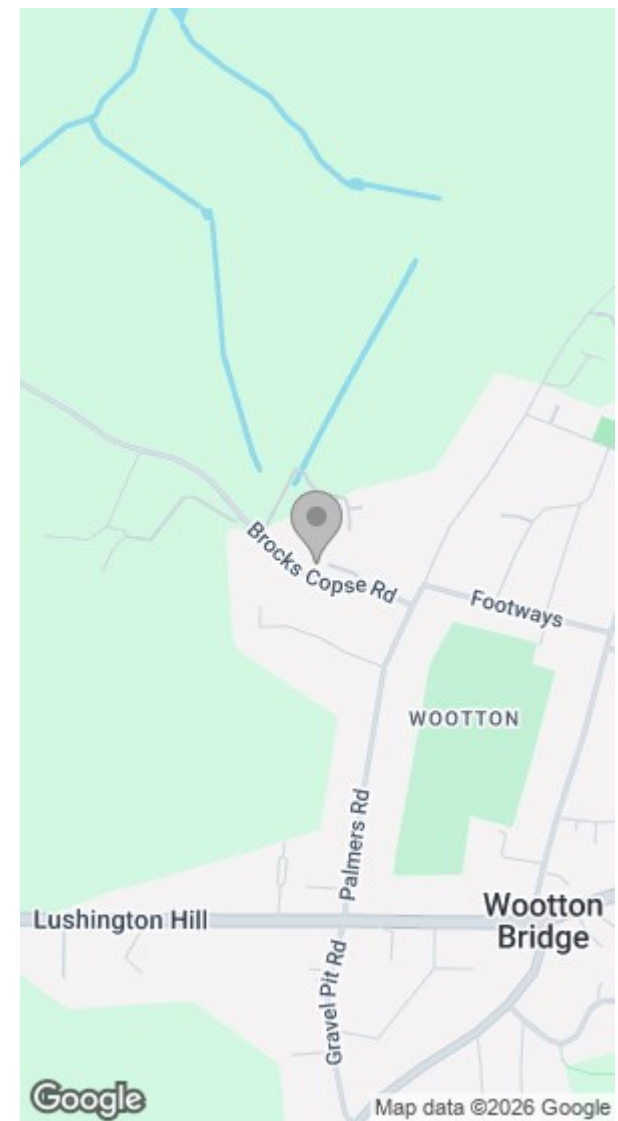
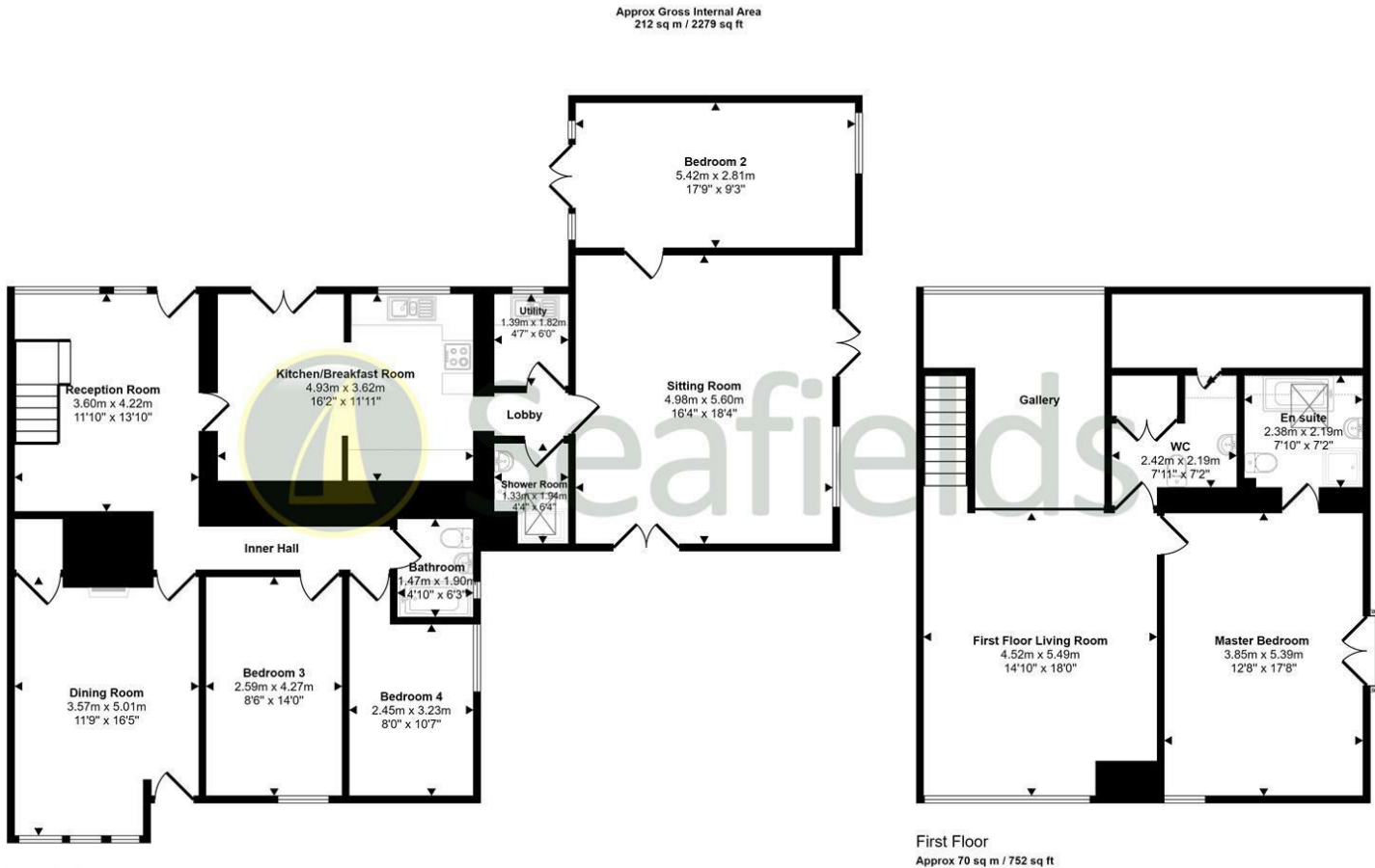
Council Tax Band: F

EPC Rating: C

Flood Risk: Very Low

### **DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>	75	(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

