

# The Barn

La Route Militaire - Vale - GY3 5RT

Price £650,000



2



2



4+

REF: 1568

TRP: 89



- Barn conversion in off road location.
- 2 double bedrooms. 2 bathrooms.
- Loft style living room on first floor.

- Gardens and parking for multiple vehicles.
- Planning permission for large extension
- Perry's ref: page 10 C1













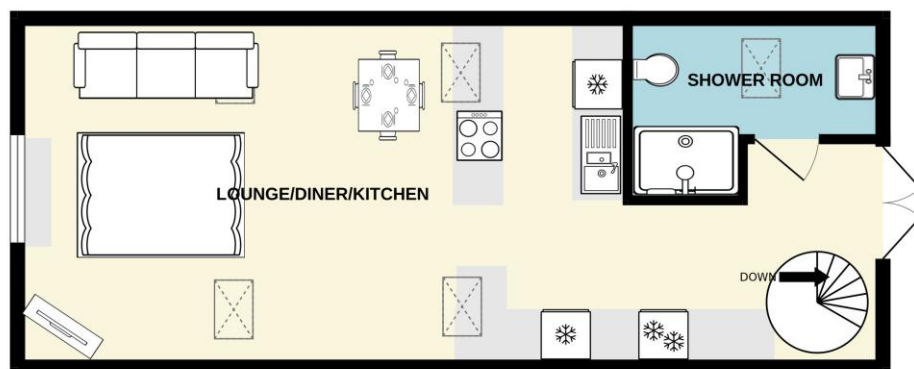












1ST FLOOR



GROUND FLOOR

The Barn is tucked away off the main road and has recently undergone certain upgrading works including establishing its own garden and parking area. The accommodation is over 2 floors and is reverse plan. On the ground floor there are 2 double bedrooms, utility and shower room. A spiral staircase takes you up to the first floor which is a open plan `loft style` layout with kitchen, dining and lounge area. There are 4 Velux roof windows to the main area, a gable window to the west end and double doors forming a Juliet balcony over looking the garden to the east and adjoining field. The Barn is approached over a gravel driveway which serves the adjoining commercial unit and access to your own private drive with parking for multiple cars. To the side is a large lawn garden with newly established hedges to 2 sides forming boundary feature. To fully appreciate this Barn conversion viewing is recommended. This property also benefits from a current planning permission to provide a large extension, refer to last 2 pages of brochure for details. Please contact a member of the team here at Chateaux to arrange a viewing, Tel: 244544.

#### **ENTRANCE HALL 7.4m (24'3") x 2.55m (8'4") Max**

UPVC half glazed door providing access into entrance hall. Secondary door providing access to garden. Doors to shower room, utility room and both bedrooms. Spiral staircase to the first floor living accommodation. Window to front. Radiator.

#### **SHOWER ROOM 1.7m (5'7") x 1.4m (4'7")**

Window to side. Three-piece suite including corner shower wash and basin on pedestal and WC. Fully tiled walls and floor. Radiator.

#### **UTILITY 2.15m (7'1") x 1.65m (5'5")**

Window to rear. Hotpoint washer and tumble dryer with work surface over small cupboard providing useful storage, with incoming electrics over. Airing cupboard housing hot water cylinder. Glazed door to hallway.

#### **BEDROOM 1 3.8m (12'6") x 3.1m (10'2")**

Double bedroom with window to rear. Run of mirror fronted wardrobes providing double hanging and shelf. Radiator.

#### **BEDROOM 2 4.15m (13'7") x 2.8m (9'2")**

Presently set up with two elevated bunk beds ideal for children. Could be rearranged to provide a double bedroom. Window to rear. Radiator.

#### **FIRST FLOOR**

#### **OPEN PLAN LIVING ROOM 10.2m (33'6") Max x 4.15m (13'7")**

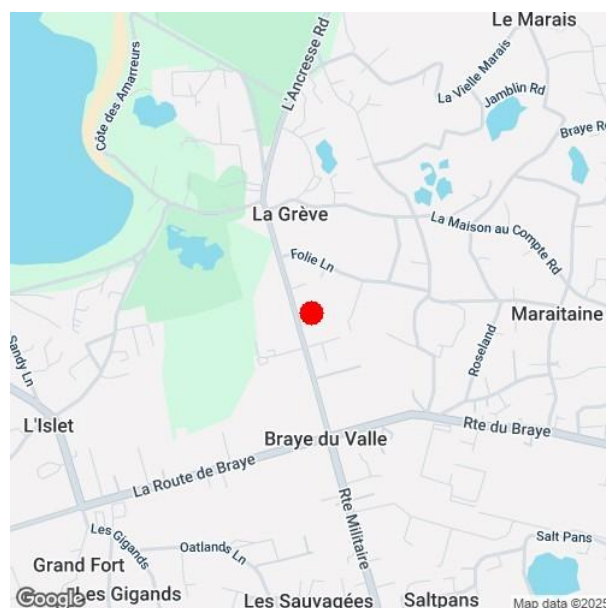
Spiral staircase leading to open plan living area. Juliet balcony with double doors looking out over garden and adjoining field. Door to shower room. Two Velux roof windows to front and rear, and gable window. Range of fully fitted floor and wall units forming kitchen. One and a half bowl stainless steel sink. 2 Integrated fridges and 1 freezer. Undercounter oven with hob over. Space for dining together with lounge area which with its vaulted ceiling provides a modern loft style living room. Two radiators.

#### **SHOWER ROOM 3.45m (11'4") x 2.15m (7'1") Max**

Large shower, WC and vanity basin set on unit. Velux roof window to rear. Tiled walls and floor. Radiator.

#### **EXTERNAL**

The barn is approached over a gravel driveway which serves the adjoining commercial unit and access to your own private drive with parking for multiple cars. To the side large lawn garden with newly established hedges to 2 sides forming boundary feature. To the rear combination of wall and fencing forms the boundary with the adjoining property together with a gravel area to the rear which has water well under ground which could be useful to water garden etc. From this area the property enjoys pedestrian access 24/7 over the neighbours drive to the main road. Also, with 48 hours` notice, vehicle access ideal for those who have the occasional use, possibly the storage of occasional use vehicles or motorhome. This barn conversion is tucked away off the main road, and to fully appreciate this little gem, viewing is essential, so contact a member of the team here at Chateaux today on 244544 and arrange a day and time!



**SERVICES:** Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone Supply Type: Landline, Broadband: Unknown

**PRICE INCLUDES:** Carpets, Curtains, Light Fittings and Listed Appliances.

**LISTED APPLIANCES:** 2 Integrated fridges and 1 freezer. Undercounter oven with hob over.

#### **WHAT3WORDS:**

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details, we do not guarantee their accuracy, nor do they form any part of any contract.

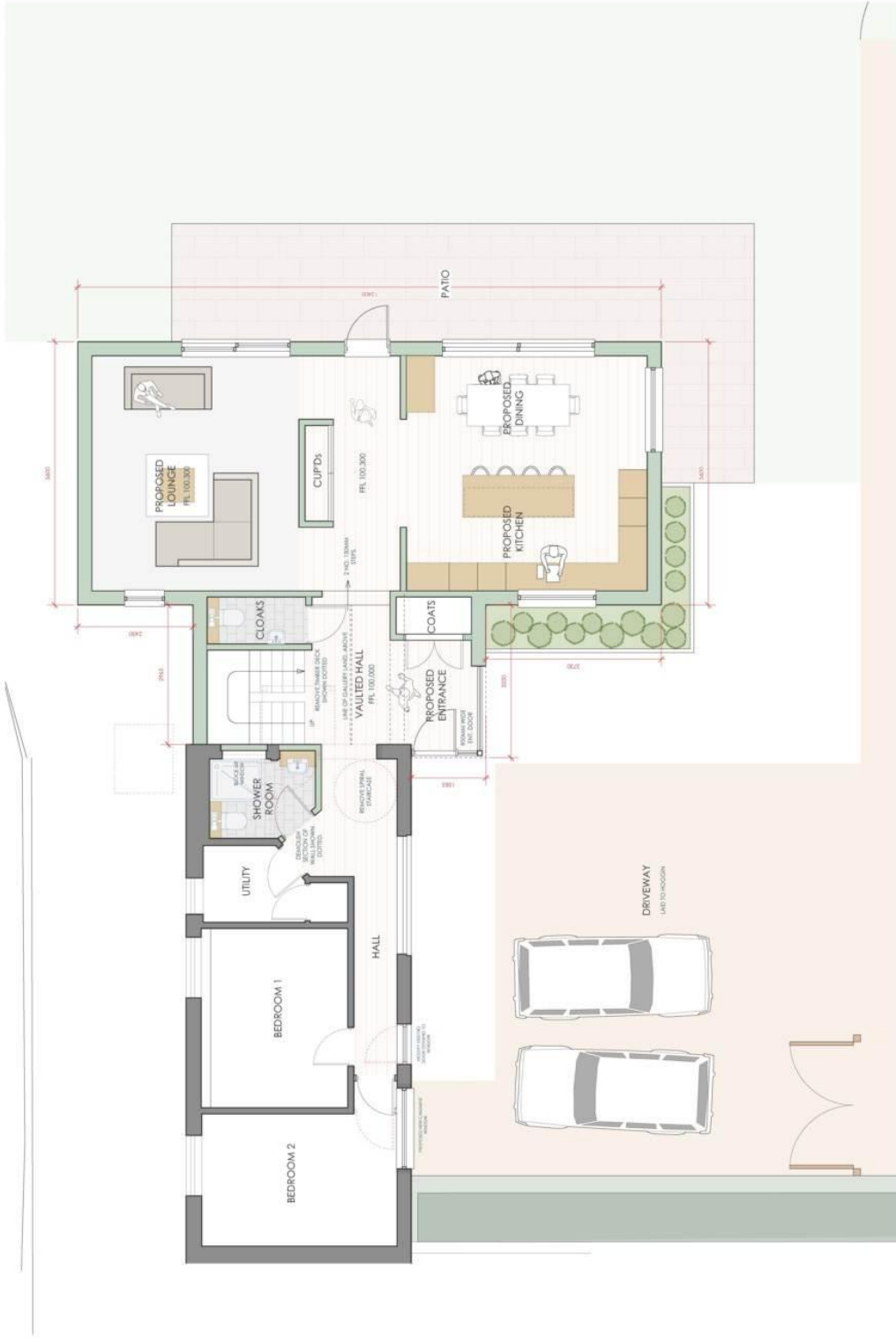
Brenton House - Les Petites Capelles - St Sampson - GY2 4GX

T: 01481 244544 - E: [info@chateaux.gg](mailto:info@chateaux.gg)

W: <https://www.chateaux.gg>







**Ground Floor Plan**

Scale: 1:50

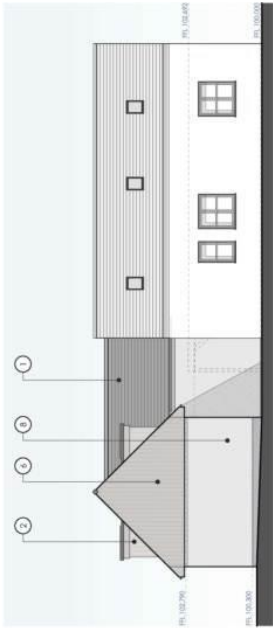




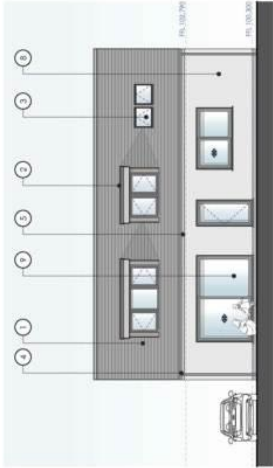
**COPYRIGHT**  
A7 Design Limited **DO NOT GIVE CONSENT** to photocopy, photograph, reproduce, or otherwise use in any form, without the written permission of A7 Design Limited. This permission is granted on the basis that the copyright in the design remains the intellectual property of A7 Design Limited.

**NOTES**  
All dimensions are to be used in preference to scaled dimensions. Dimensions / Contractors **MUST CHECK ALL** dimensions and levels on site. Dimensions are approximate and should be confirmed by the contractor. About contact A7 Design Limited.

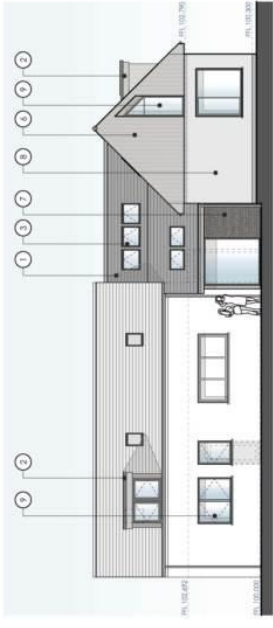
**AMENDMENTS**



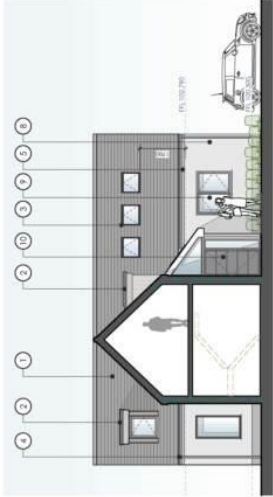
**North Elevation**  
Scale: 1:100



**East Elevation**  
Scale: 1:100



**South Elevation**  
Scale: 1:100

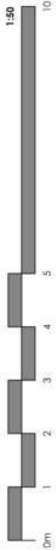


**West Elevation**  
Scale: 1:100

- Elevation Key**
1. Natural stone pitched roof finish
  2. Painted timber windows. Dark grey single or full roof coverage. Contrasting cladding to timber cheeks
  3. Painted timber doors. Contrasting cladding to timber cheeks
  4. Contrasting cladding to timber cheeks
  5. Contrasting cladding to timber cheeks
  6. Vertical composite cladding to base detail
  7. Stone slip feature cladding
  8. Smooth rendered exterior walls
  9. Powder coated aluminium double glazed windows and doors
  10. Contrasting cladding to timber cheeks
  11. Contrasting cladding to timber cheeks
  12. Contrasting cladding to timber cheeks
  13. Contrasting cladding to timber cheeks
  14. Contrasting cladding to timber cheeks
  15. Contrasting cladding to timber cheeks
  16. Contrasting cladding to timber cheeks



**First Floor Plan**  
Scale: 1:50



**A7 DESIGN LIMITED** Registration No. 2488  
100% Quality  
Guaranteed  
Guarantee GT2 4QH  
www.a7design.co.uk 01481 246330 admin@a7design.co.uk

**Project Description**  
A7 Design Limited  
Guarantee, Extend Domestic, Cottage and Redwood Existing Workshop  
The Barn  
Lo Rouse Millstone  
Guarantee  
GT2 4QH

**Site Location**  
The Barn  
Lo Rouse Millstone  
Guarantee  
GT2 4QH

**Client**  
March 2022

**Scale**  
1:50 & 1:100 @ A1

**Drawing Title**  
First Floor Plan & Elevations

**Drawing Type**  
Planning

**Drawing Ref.**  
19-1099 P2 PD/03

**Revision**  
-