





3 Shurnock Barns

Salt Way, Astwood Bank, B96 6JT

Situated in a small select development on the periphery of Astwood Bank, Rowan Brook offers spacious and tasteful accommodation to include four double bedrooms, en suite to master, spacious lounge, dining room & kitchen & a garage.

EP RATING: C

- A beautifully presented four bedroom barn conversion
- Situated on the outskirts of Astwood Bank
- Period style features
- Allocated parking for two vehicles
- Separate garage with additional mezzanine storage.
- Landscaped garden enjoys a private aspect.
- Spacious living accommodation
- Breakfast kitchen with separate utility
- Master bedroom with en-suite shower room and fitted wardrobes
- Four double bedrooms and a family bathroom



SUMMARY OF ACCOMMODATION

This most charming four double bedroom barn conversion occupies a most enviable rural countryside location, situated within a select courtyard development immediately adjacent to Shurnock Court Estate. Boasting many period style features to include exposed feature brick work, bespoke internal doors, wall and ceiling timbers and benefiting from gas fire central heating. The property in brief comprises; RECEPTION HALL, having flagstone slate flooring, stairs rising to the first floor landing and doors which radiate off to:- the DINING KITCHEN which is fitted with a Farmhouse style range of pine wall mounted, feature display and base units having a solid pine work top over and Belfast sink inset. There is space for a range oven and an integrated dishwasher. There is a lift and latch door into the UTILITY ROOM and French doors which lead out to the rear garden. From the hall there are French doors into the DINING ROOM and a lift and latch door into the LOUNGE with feature brick work wall, feature brick built fireplace with a traditional gas stove inset. There are French doors out to the rear garden. There is also a CLOAKS CUPBOARD and GUEST WC to the ground floor.

To the first floor is a feature GALLERY LANDING with doors radiating off to FOUR DOUBLE BEDROOMS, the master having an EN SUITE SHOWER ROOM and the BATHROOM which benefits from a bath and separate shower enclosure.

OUTSIDE:

The property enjoys a good sized rear garden with paved patio, lawn, well-stocked beds and borders and feature trellis through to a further lawned area with mature trees beyond creating privacy. There is allocated parking and a garage en bloc to the front.



SCHEDULE OF ACCOMMODATION:

RECEPTION HALL:

GUEST WC:

LOUNGE: 6.25 x 4.05 (20' 6" x 13' 3")

DINING ROOM: 3.83 x 3.48 (12' 6" x 11' 5")

DINING KITCHEN: 4.99 x 3.72 (16' 4" x 12' 2")

UTILITY ROOM: 2.98 x 1.43 (9' 9" x 4' 8")

STAIRS TO FIRST FLOOR LANDING:

MASTER BEDROOM: 5.64 max x 3.02
(18' 6" max x 9' 10")

EN SUITE TO MASTER BEDROOM:

BEDROOM TWO: 3.72 x 3.14 (12' 2" x 10' 3")

BEDROOM THREE: 3.10 x 3.71 (10' 2" x 12' 2")

BEDROOM FOUR: 3.39 x 2.98 (11' 1" x 9' 9")

BATHROOM: 3.59 x 1.78 (11' 9" x 5' 10")

GARAGE 4.85 x 3.35 (15' 10" x 11')

THE CONSUMER PROTECTION REGULATION

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of a Property Information Questionnaire is available about this property at our office. This has been completed by the seller to provide comprehensive information about the property which will be of relevance to any intending purchaser.







Salt Way, Astwood Bank
First Floor



Ground Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.