



Barsey Moo Cottage, Barkisland, HX4 0BG
£600,000

E&H Holmes
ESTATE AGENTS

Nestled on the rural outskirts of Barkisland, this stunning barn conversion offers a perfect blend of rural tranquillity and modern living. The exterior of the property may exude a rustic charm, however step inside to discover a surprisingly spacious interior that is sure to impress.

Boasting three/four bedrooms and three bathrooms, this property provides ample space for a growing family or those who love to entertain. The master suite is a true highlight, featuring a dressing room and en-suite shower room for added luxury and comfort.

With up to two reception rooms and a stylish dining kitchen, there is plenty of space to relax and unwind, whether you're hosting guests or simply enjoying a quiet evening in. The property also offers parking for up to four vehicles, ensuring convenience for you and your visitors.

Whether you're drawn to the peaceful surroundings of the countryside or the allure of a beautifully converted barn, this property has something for everyone. Don't miss the opportunity to make this unique and spacious barn conversion your new home.



To the Ground Floor:

Lounge 16'11" x 14'2" (5.165 x 4.339)

Log burner. Exposed brick walls. Underfloor heating. UPVC double glazed window to front elevation.

Dining Kitchen 20'9" x 13'11" (6.336 x 4.245)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric eyelevel oven. Induction hob with down draft extractor. Integrated microwave. Integrated dishwasher. Integrated wine cooler. Underfloor heating. Exposed beams. Timber front door. UPVC double glazed window to front elevation.

Inner Hall

Polished concrete floor. Exposed brick walls. Underfloor heating. Understairs cupboard.

Master Bedroom 16'11" x 11'2" (5.175 x 3.426)

Exposed brick walls. Exposed beams. Underfloor heating. Aluminium double glazed window to rear elevation.

Dressing Room 9'0" x 6'9" (2.758 x 2.079)

Hanging, shelving and drawers. Underfloor heating.

Ensuite

Walk in shower. Wash hand basin. Low flush W.C. Chrome towel radiator. Underfloor heating. Aluminium double glazed window to rear elevation.

Second Reception Room/Bedroom Four 16'7" x 10'3" (5.077 x 3.127)

Exposed brick walls. Underfloor heating. UPVC double glazed door to rear elevation.

Bathroom

Exposed brick walls. Exposed beams. Wash hand basin. Low flush W.C. Free standing bath. Underfloor heating. Velux window.

Utility 6'6" x 4'9" (1.989 x 1.461)

Plumbing for washing machine.

To the First Floor:

Landing

Stairs from inner hall. Exposed brick walls.

Bedroom 16'9" x 13'8" (5.130 x 4.172)

Exposed beams. Radiator. Aluminium double glazed window to front elevation.

Bedroom 17'0" x 17'10" (5.191 x 5.448)

Exposed beams. Exposed brick wall. Under eaves storage. Radiator. Aluminium double glazed

Shower Room

Exposed beams. Wash hand basin. Low flush W.C. Shower cubicle. Extractor fan.

Parking

Shingle driveway for multiple vehicles. Stone built log and bin store.

Rear Garden

Enclosed patio and lawn garden.

Additional Information

The property benefits from mains electric and water. There is no gas to the property.

Waste water utilises the shared water treatment plant located on a neighbouring property. Maintenance costs are divided between three properties.

Please note that the property is currently on title with a neighbouring property. This will be separated at point of purchase.

Council tax

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: class.later.rounds

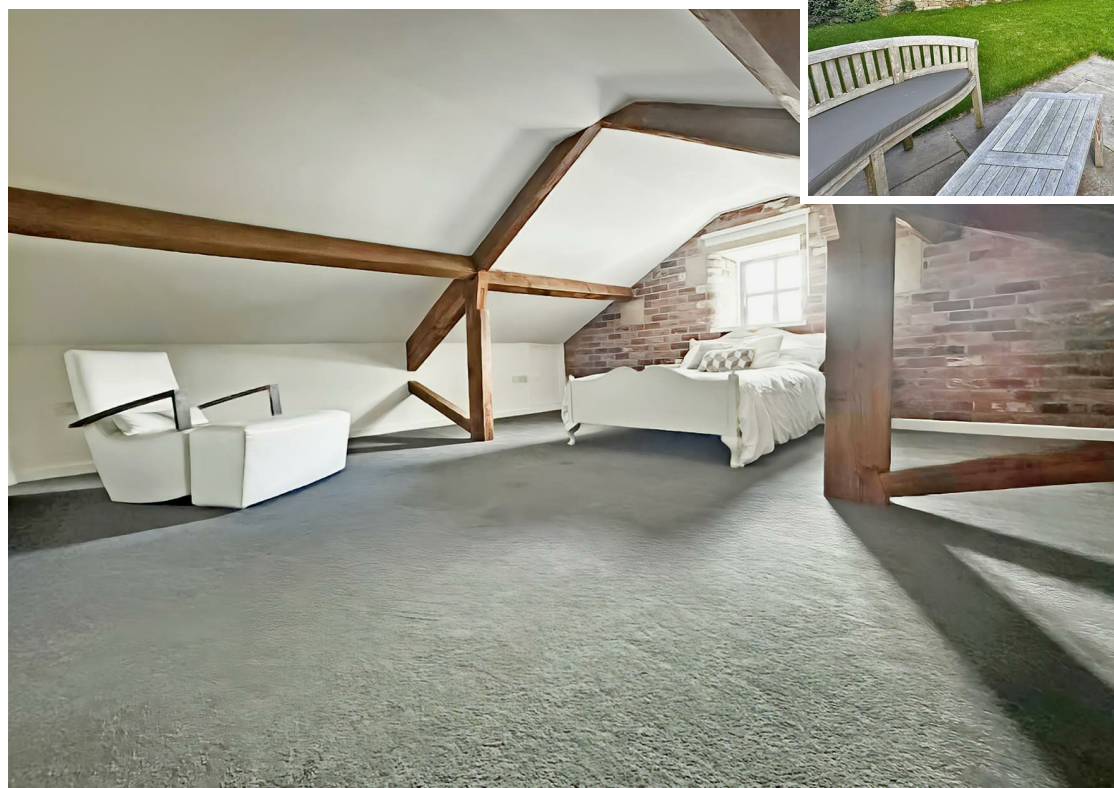
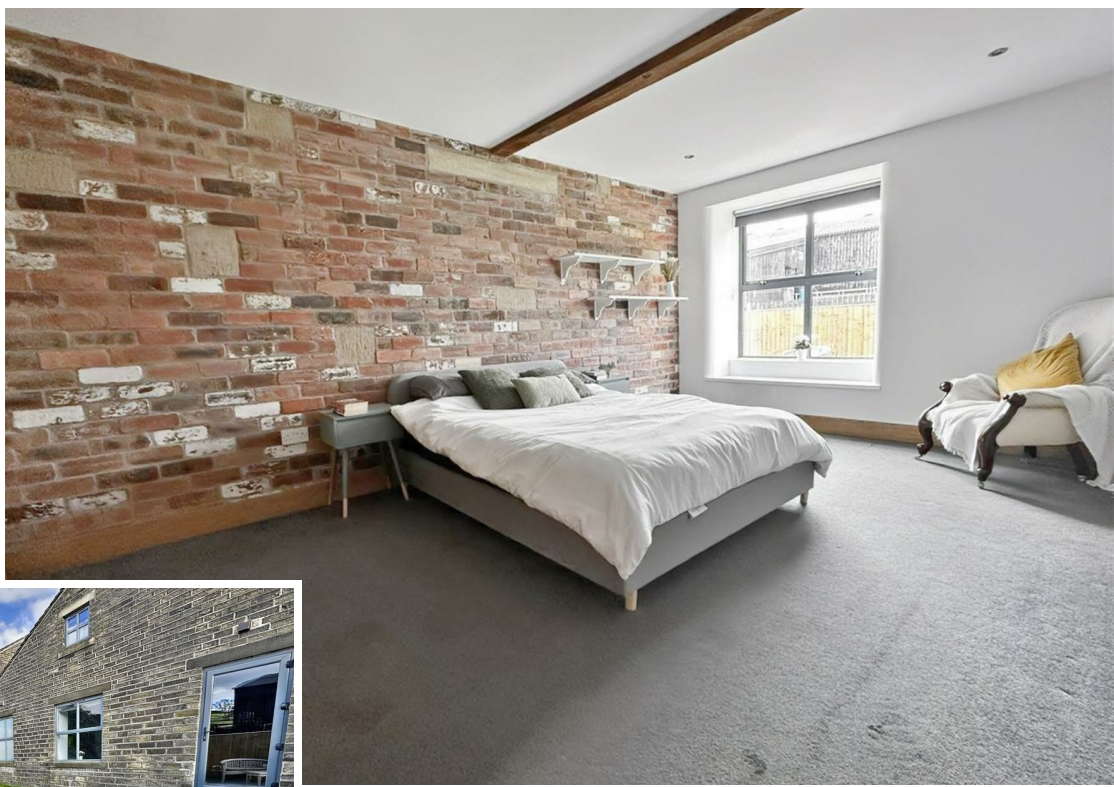
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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



A rectangular, rusted metal sign is mounted on a light-colored stone wall. The sign is secured with four screws, one in each corner. The text on the sign is cut out, revealing the grey stone behind it. The text is arranged in two lines: 'Barsey Moo' on the top line and 'Cottage' on the bottom line. The font is a clean, sans-serif typeface. The stone wall has a rough, textured appearance with visible mortar lines.

Barsey Moo
Cottage

