A traditional detached stock barn which has been impeccably and substantially renovated to form a contemporary high quality family accommodation with the benefit of exceptional quality fixtures and fittings. The property has the benefit of air source hot water and underfloor heating to all floors and thermostatic controls to all areas on a room to room basis and has traditionally manufactured ash panelled doors with complimentary wrought iron furniture.

The property is constructed of stone with pitch slate roof supported on timber.

Accommodation

Ground floor

External Porch
Stone flagged flooring with open high ceiling with sealed unit double glazed ‘Velux’ skylights and windows to internal accommodation.

Reception Hallway
Traditional timber panelled entrance door with sealed unit double glazed large side window. Ceramic tumbled edge floor tiles.

Sitting Room
Dressed sandstone fireplace with raised sandstone hearth and back housing a traditional style cast iron multi fuel stove, sealed unit double glazed timber windows to gable elevation, sealed unit double glazed timber door to front elevation.

First Floor

Staircase
Open tread ash staircase with complimentary ash and glazed balustrade.

Landing
Open return landing with matching ash and glazed minstrel style balustrade, original timber truss ceiling.

Inner Hallway

Utility/Boot Room
Ceramic tiled flooring, partitioned dog shower, plumbed for sink and washing machine, sealed unit double glazed windows to gable and rear elevations.

Service Room
Power supply, hot water plant and machinery including pressurised hot water system.

Study/Playroom
Sealed unit double glazed timber window to rear elevation, wall mounted TV point.

Cloak Room
Comprising ceramic square bowl sink with chrome wall mounted mixer tap set on timber and hand painted plinth, low level ‘Duravit’ w.c, half timber panelled walls, extractor fan, ceramic tiled flooring.

Kitchen
**Bedroom One**
Original timber truss beams to ceiling, sealed unit double glazed timber window to gable elevation, feature half timber panelled walls, feature flat from ground floor log burner providing additional heating to the room.

**Ensuite Shower Room**
Tumbled edge ceramic floor and shower tiles, wall mounted monsoon style chrome shower fitment with chrome control and hand shower. Twin circular bowl wash basins with high stand chrome mixer taps set on granite and hand painted timber plinth, ‘Duravit’ low level w.c, sealed unit double glazed timber window, timber beamed ceiling, LED lighting.

**Bedroom Two**
Sealed unit double glazed timber windows to gable elevation, twin slot windows to rear elevation. LED lighting, timber staircase leading to mezzanine shower and dressing area.

**Mezzanine Ensuite Shower Room**
Ceramic timber style boarded flooring, open ceramic tiled and glass screen shower with wall mounted monsoon style shower. ‘Duravit’ wash hand basin, ‘Duravit’ low level w.c, half panelled walls, original timber beamed ceiling, extractor fan, LED lighting.

**Bedroom Three**
Sealed unit double glazed timber window to inner elevation, ‘Velux’ skylight. Timber boarded eaves storage with lighting.

**Ensuite Shower Room**
Ceramic tiled shower walls and glazed screen with wall mounted monsoon style shower fitment, ‘Duravit’ wash hand basin, ‘Duravit’ low level w.c, ceramic timber style boarded flooring, half timber panelled walls, ‘Velux’ skylight, extractor fan, LED lighting.

**Mezzanine Bedroom Four**
With timber beamed ceiling, LED lighting, timber staircase and balustrade, ‘Velux’ skylight.

**Ensuite Shower Room**
Dressing area with ensuite shower. Chromed monsoon style shower with ceramic tiling and glazed screen, ‘Duravit’ wash hand basin with chromed mixer tap, ‘Duravit’ low level w.c, ceramic timber effect boarded flooring, timber panelled walls, LED lighting, extractor fan.

**Bedroom Five**
Original timber truss ceiling, original stone arched barn entrance. Triple sealed unit double glazed timber windows to rear elevation.

**Ensuite**
‘Duravit’ wash hand basin, ‘Duravit’ low level w.c, ceramic timber style boarded flooring with plumbing for shower.

**House Bathroom**
All plumbing available to install a two piece bathroom suite with sealed unit double glazed window to the natural stone atrium to the gable elevation.

**External**
To the front elevation is a stone flagged patio area with original dry stone retaining wall. To the rear gable elevation are rockery areas. Raised lawned garden to the front of the property, separate timber fenced paddock. Detached timber stable building with external power source. To the rear of the property is a freestanding ‘Aermec’ twin fan air source heating plant.

**Services**
Mains electricity, water supplied from Leagram Hall Estate main supply. Private septic tank located in an adjacent field with full access and maintenance rights installed at the time of development.

**Tenure**
Freehold with the benefit of vacant possession upon completion.

**Access Rights**
The adjacent farmer has access rights to the rear of the property wide enough for a quad bike.

**Access Road**
The property has a private access road to Twinsbrook Road with cattle grid and fencing.

**Architects Certificate**
The property was developed in 2015 and full architects’ certificates are available.

**Please Note:** MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
Windy Hills Barn
Approximate Gross Internal Area: 269.17 sq m / 2897.32 sq ft
Total: 269.17 sq m / 2897.32 sq ft

For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.