

**PLOT 3 - PEAR TREE BARNES**



Typical interior

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#### CHARACTER BARN CONVERSION WITH 3 DOUBLE BEDROOMS AND 3 EN-SUITES

This three-bedroomed barn is full of charm and space. The original restored Cheshire brick exterior houses the solid oak front door which opens into the entry hall with utility room, wc and living area off. Beautiful washed oak hardwood floors connect the ground floor spaces, leading through to the open-plan kitchen/

living/dining space with fully-equipped kitchen and breakfast bar – perfect for entertaining friends and family. On the first floor the Master Suite is an impressive 280 square feet with en-suite bathroom and adjacent study/dressing room, whilst on the second floor there are two extravagantly spacious

double bedrooms, both with en-suite shower rooms. Outside there is a small garden with terrace, your own private parking spaces as well as landscaped communal areas and visitor parking.

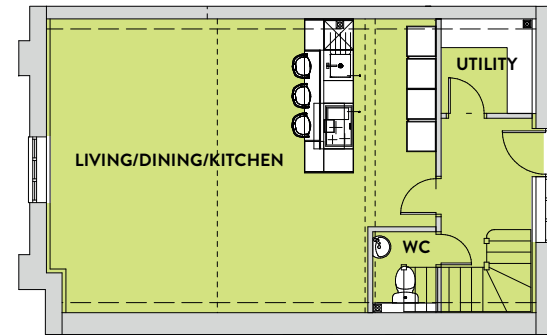


Typical interiors



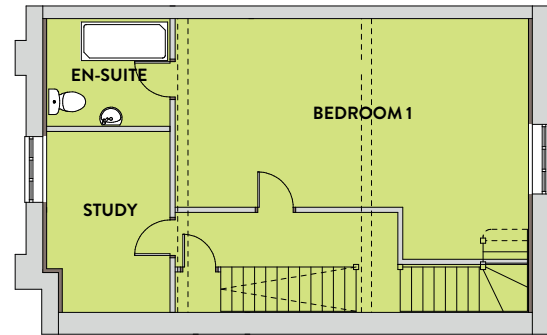
## GROUND FLOOR

|                       |                   |                 |
|-----------------------|-------------------|-----------------|
| LIVING/DINING/KITCHEN | 7.68m x 5.97m max | 25' 2" x 19' 7" |
| UTILITY               | 1.87m x 1.85m     | 6' 1" x 5' 8"   |
| HALL                  | 2.80m x 1.52m max | 9' 2" x 5' 0"   |
| WC                    | 1.44m x 1.36m max | 5' 3" x 5' 5"   |



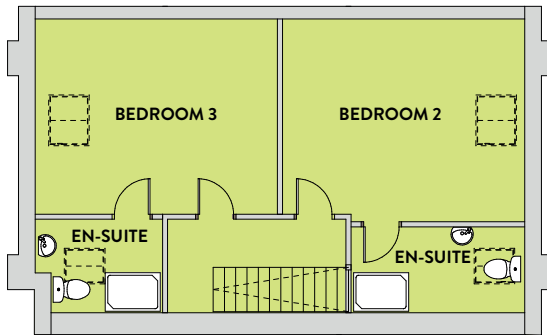
## FIRST FLOOR

|           |               |                  |
|-----------|---------------|------------------|
| BEDROOM 1 | 6.90m x 4.61m | 22' 8" x 15' 1"  |
| EN-SUITE  | 2.46m x 1.87m | 8' 1" x 6' 2"    |
| STUDY     | 3.93m x 2.68m | 12' 11" x 8' 10" |



## SECOND FLOOR

|           |               |                 |
|-----------|---------------|-----------------|
| BEDROOM 2 | 5.68m x 4.07m | 18' 8" x 13' 4" |
| EN-SUITE  | 2.80m x 1.52m | 8' 8" x 6' 0"   |
| BEDROOM 3 | 4.76m x 3.83m | 15' 7" x 12' 7" |
| EN-SUITE  | 1.76m x 1.60m | 6' 2" x 6' 0"   |



Please note that the information provided on this property is for illustrative purposes only and does not form part of any contract. Designs and CGIs may not be to scale and layouts and fittings may subsequently change. All dimensions are approximate and should not be relied upon when ordering carpets, furniture or fittings.