



Blakeshall Farm Barns, Blakeshall Lane, Wolverley, DY11 5XW



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**HUNTERS**  
EXCLUSIVE



## Blakeshall Farm Barns, Blakeshall Lane, Wolverley, DY11 5XW

Blakeshall Farm Barns are an exclusive collection of beautifully maintained and immaculately presented family homes set around a gravelled courtyard beyond a private gated entry. Encompassed by calming countryside trails and scenic views over rolling fields; the property is perfectly situated for those who idolise semi rural living with the practicalities of nearby town and villages with all amenities. To give any discerning buyers an insight, the property in brief comprises of grand reception hall complete with oak stair case and glass balustrade, spacious lounge with log burning stove and french doors leading to garden, modern high-tech kitchen diner with Granite worksurfaces with further french doors to manicured foregarden with utility, downstairs cloakroom and useful storage cupboard adding an essential sense of practicality. Continuing upstairs leads to four well-proportioned bedrooms, master bedroom suite with walk-in wardrobe and family bathroom. The rear garden offers a private aspect with patio seating areas, well maintained lawn and rear gated access leading out into the countryside. Additional benefits include generous parking with EV charging point and falls on the fringes of Kingsford Country Park. Viewings are highly recommended to appreciate what this fantastic property has to offer.



Front of the Property

To the front of the property is a gravelled courtyard with a dwarf wall, fore garden, lawn area, sleeper boarders, log store, EV charging point, outdoor lighting, double glazed french doors leading to kitchen diner and patio steps leading to a double glazed front door through to the reception hall.

Reception Hall

13'10" x 10'11"

With a double glazed composite door leading from the front of the property, oak staircase, glass balustrade, doors to various rooms, recess spotlights, storage cupboard housing central heating boiler, wooden flooring and central heating radiator.

Lounge

17'5" x 15'3"

With a door from reception hall, space for seating, feature log burning stove with stone heath, wall mounted log store, Karndean flooring, double glazed window to front, double glazed window and french doors to rear and a central heating radiator.

Kitchen Diner

17'5" x 13'3"

With a door from reception hall, fitted with matching wall and base units, granite worktops with matching upstands, eyelevel oven and grill, separate induction hob, stainless steel cooker hood over, Belfast sink, instant hot water tap, integrated fridge freezer, integrated dish washer, pull out pantry style drawers, wine cooler, space for dining table, recess spotlights, tiled flooring, double glazed window to rear, double glazed french door to front and two central heating radiators.

Utility

8'11" x 6'0"

With a door from reception hall, fitted with matching wall and base units, work surfaces and matching upstands, stainless steel sink and drainer, plumbing for washing machine, recess spotlights, extractor fan, shelving, double glazed composite door to rear and wooden flooring.

Cloakroom

With a door from reception hall, WC, wash hand basin set into vanity unit with tiled splashback, recess spotlights, wooden flooring, extractor fan and a central heating radiator.

Landing

With stairs from reception hall, feature beams, storage cupboard, loft access with fitted pulldown loft ladder, skylight, doors to various rooms and central heating radiator.

Bedroom One

14'4" x 12'2"

With a door from landing, door to en suite, walk-in wardrobe, feature oak beam, two skylights and central heating radiator.

En Suite

With a door from bedroom, WC, wash hand basin set into vanity unit, walk-in shower, tiled walls and flooring, feature oak beam, shaver point, recess spotlights, skylight and chrome central heating towel rail.

Bedroom Two

13'5" x 8'11"

With door from landing, feature oak beam, skylight and central heating radiator.

Bedroom Three

13'5" x 8'2"

With door from landing, feature oak beam, two skylights and central heating radiator.

Bedroom Four

9'8" x 8'2"

With a door from landing, feature oak beam, two skylights to rear and central heating radiator.

Bathroom

10'0" x 5'6"

With door from landing, bath with shower over and shower screen, WC, wash hand basin set into vanity unit, tiled walls and floors, feature oak beam, recess spotlights, shaver point, skylight, extractor fan and chrome central heating towel rail.

Garden

With a double glazed composite door from utility and double glazed french doors from lounge, patio seating areas, lawn, sleeper boarders, trellis fencing, chipping stone area, garden shed, rear gated access, outside light, tap and power.





GROUND FLOOR

1ST FLOOR

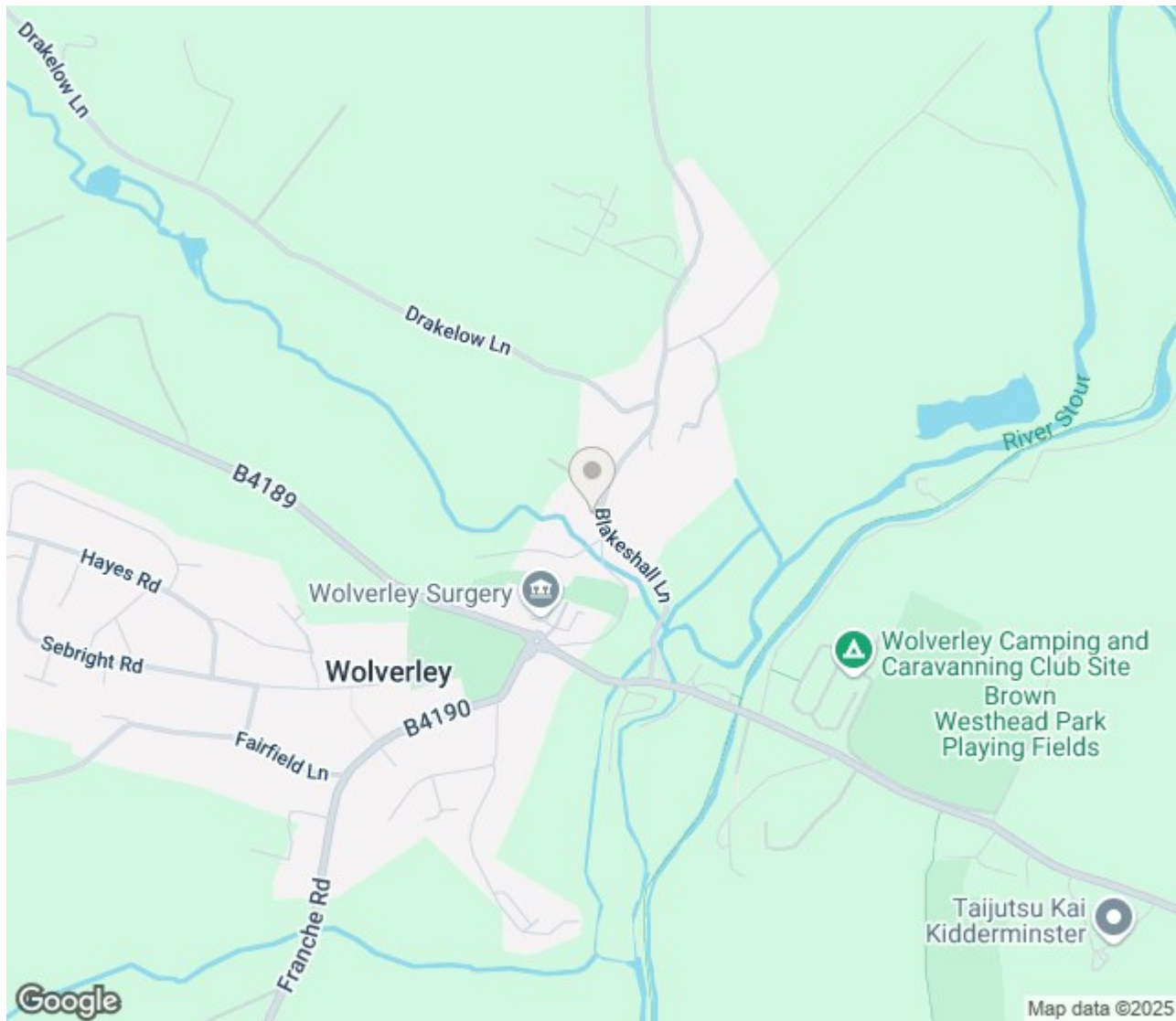


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# ENERGY PERFORMANCE CERTIFICATE

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

## Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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