



**Swallows Barn Scawcett Lane, DN9 1LF**

**£950,000 Offers In Excess Of  
Tenure Freehold**

- **Development Opportunity**
- **Countryside Location**
- **Equestrian possibilities**
- **Three en-suites!**
- **Planning Permission for Two Bed Cottage PA/2021/16**
- **Large 3 acre plot**
- **Rare Opportunity**
- **Barn conversion**

**\*\*Exceptional Barn Conversion on Expansive Three-Acre Lot\*\***

Discover this extraordinary barn conversion nestled on a sprawling three-acre plot, complete with outbuildings, a picturesque pond, and breathtaking surroundings. This lavish four-bedroom home offers incredible potential, including planning permission for a separate two-bedroom cottage, perfect for guests or rental income.

Step inside to be greeted by a remarkable interior featuring an expansive open-plan kitchen and dining area. The grand mezzanine lounge showcases floor-to-ceiling windows, flooding the space with natural light and offering stunning views of the landscape. The thoughtful design includes a study, a utility room, and an additional reception room that can easily serve as a fifth bedroom.

The property provides three luxurious en-suite bedrooms, a family bathroom, a convenient downstairs WC, and a separate shower room accessible from the utility area. Elegant details like hardwood flooring, a majestic brick-built fireplace, and an enchanting mezzanine balcony enhance the classic appeal. With limitless possibilities, this property is a fantastic opportunity for those interested in developing an equestrian business.

Notably, the property is not a listed building, simplifying any potential developments. A secure electrically gated entrance leads to ample parking for several vehicles, ensuring convenience and privacy. The ideal fusion of traditional and modern features makes this home perfect for families seeking comfort and style.

Set against a serene rural backdrop, this barn conversion offers the peace of the countryside while being a short drive from essential motorway networks and charming local villages.

Don't miss the chance to view this outstanding property! Contact the Welcome Homes Sales Team today to arrange your



Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	77
(55-68) D	60
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC