



Swallows Barn Scawcett Lane, DN9 1LQ

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

- **Two En-Suites**
- **Development Opportunity**
- **Countryside Location**
- **Equestrian possibilities**
- **Planning permission for two bed cottage**
- **Large 3 acre plot**
- **Rare Opportunity**
- **Barn conversion**

Absolutely magnificent barn conversion set in a huge three acre plot with outbuildings, large pond and beautiful surroundings. This palatial four bedroom property also has planning permission for a separate two bedroom cottage to be built on the grounds. Internally this conversion is simply stunning with a large open plan kitchen diner, huge lounge with floor to ceiling window overlooking the scenery, study, utility and a further reception room that could easily be used as a fifth bedroom. The property has three en-suite bedrooms, a family bathroom and a downstairs WC as well as a separate shower room off the utility area downstairs. The hardwood flooring, huge brick built fireplace and the alluring mezzanine balcony all add to the traditional and classic feel of the property. The possibilities and potential of the property and the plot are endless and it could easily be a perfect opportunity for an equestrian business. The property is not a listed building which again makes development much easier. The front of the property is approached by an electrically gated entrance and parking for several vehicles. Having the perfect blend of traditional and contemporary features running throughout, the property would suit any family. Set in a rural backdrop the barn conversion has all the tranquility of the countryside but is also within a short drive to motorway networks and local villages and amenities. Call the Welcome Homes Sales Team to book a viewing of this rare and stunning property.



Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	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	
England & Wales	EU Directive 2002/91/EC