



Old Standlynch Farm, Downton

A beautifully presented, skillfully converted attached barn in a picturesque rural setting.





Description

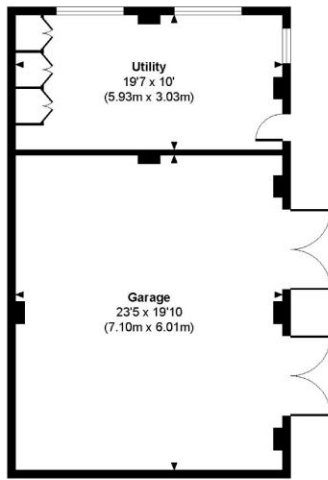
With origins dating back to the late 1700s, this impressive period barn is one of a small community of traditional farm buildings sympathetically converted in 1999 into an individual and stylish family home. The ground floor accommodation is particularly impressive centering around a superb split level double reception room with vaulted ceiling, wealth of exposed timbers and brickwork whilst extensive dual aspect glazing ensures a light, bright and airy space. Over the dining room a mezzanine floor overlooks the sitting area which is currently arranged as a study. There is a smart, well-equipped kitchen with a separate utility room and ample space for a table and chairs. A split level inner hall provides access to the 21 ft principal bedroom with an en suite bathroom with a separate bathtub and shower. There are three bedrooms and a modern family bathroom on the first floor. Externally, there is a beautifully maintained garden with a patio area close to the property. There is private driveway providing extensive parking and turning, leading to both the property, its enclosed rear garden and double garage. The garden which immediately adjoins open countryside has been landscaped to lawn with terrace area extending the full width of the property.



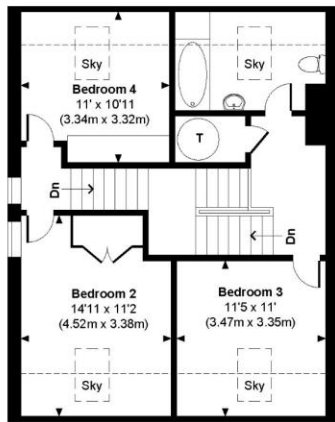
Priory Barn

Approximate Gross Internal Area
 Main House = 2550 Sq Ft / 236.92 Sq M
 Garage / Utility = 664 Sq Ft / 61.66 Sq M
 Total = 3214 Sq Ft / 298.58 Sq M

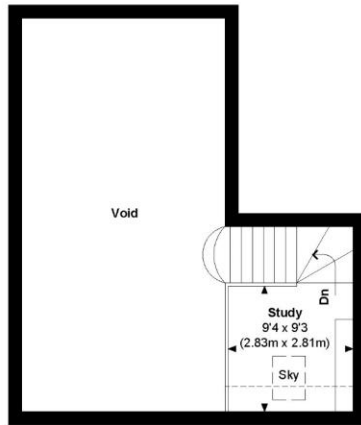
Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height but excludes void.



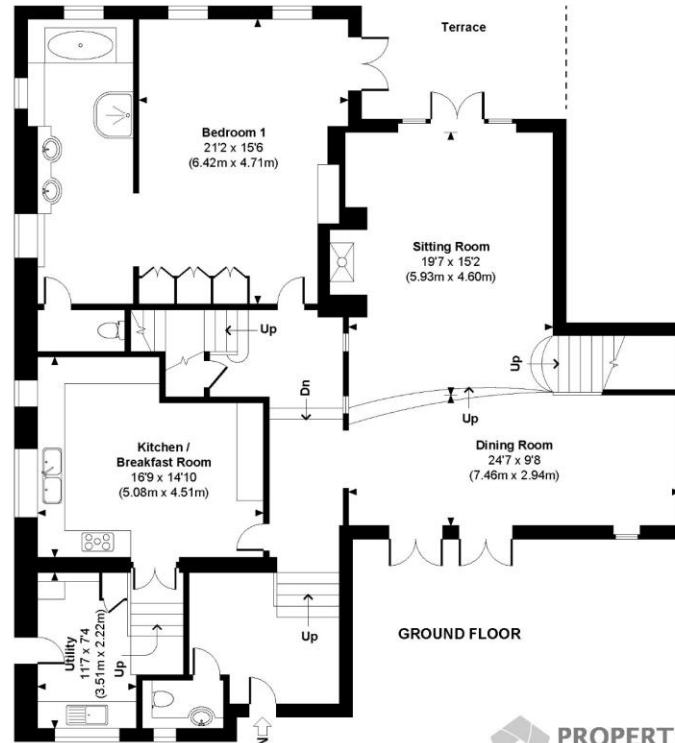
GARAGE / UTILITY



FIRST FLOOR



FIRST FLOOR



GROUND FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	76 c
55-68	D		
39-54	E		
21-38	F		

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