



3 Brockton House Barns, Brockton

£375,000 Freehold



The home retains its barn charm with oak flooring and exposed beams, yet offers modern conveniences like Hive heating, which you can control straight from your phone. • A gardeners paradise with raised garden beds, a greenhouse, and a generous plot, this home is perfect for those with a green thumb. • With two double bedrooms, two bathrooms, and two reception rooms, there's plenty of space for relaxation and entertainment. • Enjoy the peace and quiet of rural living in Brockton while still being close to excellent schools and amenities. • With two designated parking spaces right outside the front door, you'll never have to worry about finding a spot. The shared driveway and easy access to the entrance make coming home a breeze.



Where a gardener's dream and country bliss come to life, this two-bed barn conversion is your perfect retreat after a long day. Swap hay bales for high style in this stunning home with two double bedrooms, two bathrooms, and two reception rooms. Pull into your shared driveway and claim one of your two designated parking spots, just steps from the front door. Stroll through two raised garden beds brimming with vibrant flowers and greenery, leading you to a chic glass-panelled entrance. Step inside to the welcoming entrance hall, complete with convenient cloakroom. To the left, a spacious living room awaits with a cosy gas fire and French doors opening to the stunning garden. Across the hall, the kitchen-dining room offers great cabinet space, a gas hob, and picturesque views through the barn door. Downstairs, oak flooring and exposed beams maintain the barn's rustic charm. Upstairs, the landing leads to the master bedroom, featuring built-in wardrobes, an ensuite, and a private door to outdoor steps. The second bedroom also boasts the same barn charm with vaulted ceilings and low windows. A family bathroom with a bath and shower completes the upper floor. Venture outside to the generous garden and soak in the rural views. The extended plot is a true gardener's paradise, complete with raised beds, a greenhouse, and a spacious shed. Various seating areas blend lawn and gravel, offering perfect spots to enjoy the livery views, with ponies and wildlife in the nearby fields. Modern conveniences like Hive heating, controlled straight from your phone, enhance the ease of rural living. Nestled in Brockton, you'll enjoy peaceful seclusion while remaining close to excellent schools and amenities in nearby Eccleshall. Make 3 Brockton House Barn your rural paradise today. Call us to book a viewing and start your harvest of happiness!



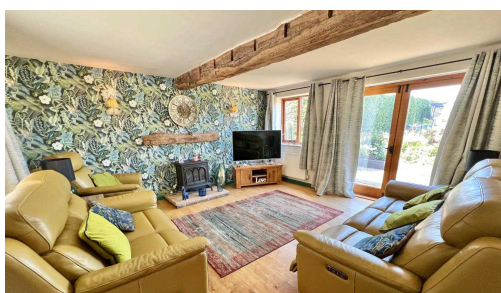
Escape to country charm in this 2-bed barn conversion with rustic beams and modern amenities. Enjoy the gardens and scenic views, perfect for relaxing or hosting guests. Located in peaceful Brockton with convenient access to Eccleshall's amenities. Embrace rural living at 3 Brockton House Barn.

Council Tax band: E

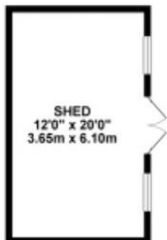
Tenure: Freehold

EPC Energy Efficiency Rating: D

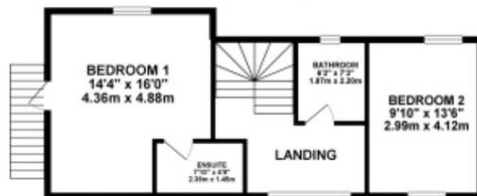
EPC Environmental Impact Rating: D



GROUND FLOOR 781.56 sq. ft.
(72.61 sq. m.)

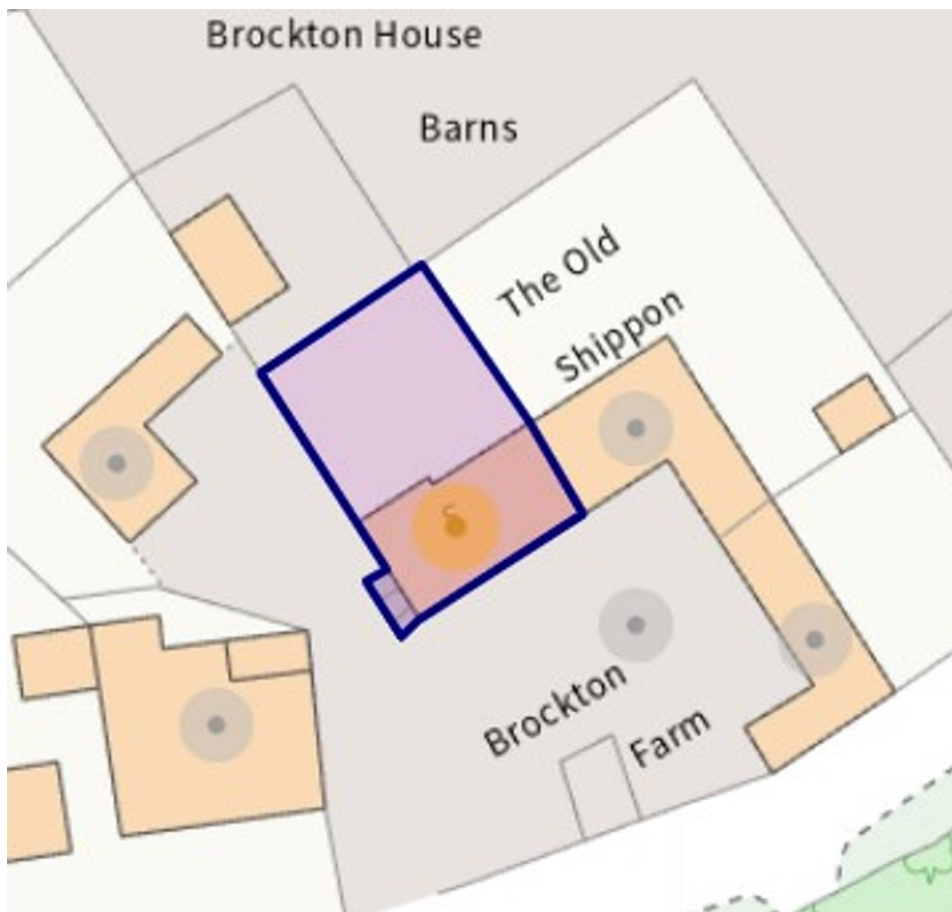


1ST FLOOR 541.65 sq. ft.
(50.32 sq. m.)



TOTAL FLOOR AREA : 1323.21 sq. ft. (122.93 sq. m.) approx.

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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