



Lex Allan Collection are delighted to present this exceptional five bedroom barn conversion to the market, beautifully positioned within the picturesque village of Wolverley.

Bury Farm offers an impressive amount of living accommodation and is ideal for buyers seeking a characterful family home that effortlessly combines charm, space, and an abundance of original features both inside and out.

In brief, the property comprises a spacious lounge/dining room, kitchen/breakfast room, sitting room, study, utility room, five generously sized bedrooms, two en-suite shower rooms and a well appointed family bathroom. Externally, the property benefits from a private rear garden, providing a peaceful and secluded outdoor space. Ample off road parking to the front with access to the garage.

Approach
Gravelled driveway leads to the property offering off road parking for multiple vehicles.

Entrance Hall
Warm & welcoming hall with door off to ground floor accommodation, double glazed window to front, central heated radiator.

Lounge/Diner
28'11" x 15'6"
Heart of the home is this open planned living area with the lounge offering log burner with exposed brick surround, French doors open into the garden, large double glazed window to front, stairs rise to the first floor, two central heated radiators. The dining area opens into kitchen/breakfast room, three double glazed windows to the rear with parquet flooring through.

Kitchen/Breakfast Room
18'0" x 11'6"
Base units spreading the length of the room, Rayburn oven along with an additional 'Aga' oven with 'Neff' extractor over, Belfast style sink with mixer tap, two double glazed windows to rear, door off to laundry, Quarry Tile flooring.

Sitting Room
16'0" x 15'0"
Log burner with exposed brick surround, French doors opening into the garden, door off to study, double glazed window to side, central heated radiator.

Study
11'9" x 6'11"
Fitted desk & shelving with double glazed window to front, central heated radiator.

Guest W.C
Wash hand basin vanity with w.c, double glazed window to front, central heated radiator.

Utility Room
Wall & base units, inset Belfast sink, plumbing for washing machine, 'Neff' integrated microwave, large pantry, under stair storage, door to rear garden along with stairs rising to bedroom 5.



Landing

A bright & airy landing with doors off to all first floor accommodation, large airing cupboard, skylight, two double glazed windows to rear.

Master Bedroom

18'3" x 16'6"

Fitted wardrobes with draws, door off to en-suite, spot lights, skylight, three double glazed windows to front, electric 'Hunter' fan.

En-Suite

Walk in shower, wash hand basin/w.c vanity, skylight, chrome heated towel rail, heated under tiled flooring.

Bedroom 2

15'9" x 10'7"

Fitted wardrobes, two skylights, double glazed window to side, central heated radiator.

Bedroom 3

12'1" x 10'7"

Built in wardrobe, skylight, double glazed window to front, central heated radiator.

Bedroom 4

12'1" x 6'11"

Fitted wardrobes, skylight, central heated radiator.

Bathroom

Roll top edged bath, walk in shower, wash hand basin, w.c, chrome heated towel rail, tiled flooring, double glazed window to rear.

Bedroom 5

16'4" x 9'9"

Exposed beams, bench seat with double glazed window to front, skylight, door off to en-suite.

En-Suite

Shower, wash hand basin, w.c, chrome heated towel rail, spot lights.

Garden

A true asset is this mature private & peaceful garden that has been well maintained over the years of ownership. Offering multiple patio areas which are perfect spaces for hosting friends & family on those lovely summer evenings. Summer House sits nicely with mains electrics. Tidy lawn area sweeps round with mature beds of shrubs through, raised vegetable beds & fruit cage. Secure side access leads to front along with door off to the rear of the garage. Not forgetting three double electric sockets & two water taps.

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

Referral Fees.



We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.







Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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



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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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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