



Upper Skilts Court, Gorcott Hill, B98 9FF

Offers Over £600,000

4 4 2



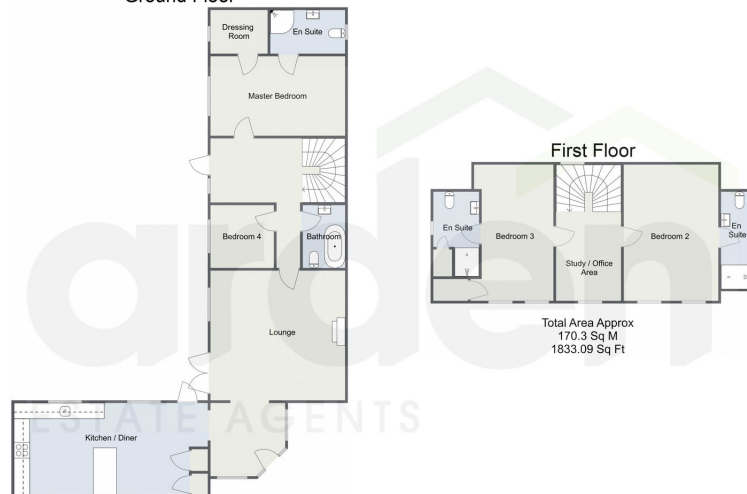
Located on the outskirts of the charming village of Ullenhall, this fantastic, recently renovated, three/four-bedroom barn conversion is offered with no upward chain. Converted in 2017 and finished to a high specification, it combines the best of modern living with a semi-rural setting, also offering versatile living which could suit families looking for combined or single storey occupancy.

The property is accessed via steps leading to the front door. Once entering, you are greeted by a spacious entrance hall that leads through to the spacious living room and impressive kitchen. The open-plan kitchen/dining room features vaulted ceilings, allowing ample natural light to flood the space. Integrated appliances include a Bosch fridge/freezer, oven, dishwasher, and induction hob, as well as a washing machine/dryer. The kitchen opens onto a patio area, ideal for outdoor dining and entertaining. The living room is also filled with natural light, with French doors that lead into the garden and features a log burner. The hallway leads to a downstairs bathroom and a separate home study/ fourth bedroom, providing the flexibility to work from home or use the room for other purposes. The master bedroom is located on the ground floor and boasts a walk-in wardrobe and an ensuite shower room. Upstairs, the first-floor accommodation is accessed via a spacious landing area that can also serve as a study or office space. There are two double bedrooms, bedroom three with built in storage and each with an ensuite shower-room.

Outside, the property benefits from three allocated parking spaces and additional visitor parking. The rear garden is generous in size, offering both lawn and patio area, enclosed within walled boundaries, while a back gate provides convenient access to open fields and public footpaths, ideal for beautiful walks.



Heron Barn, Upper Skilts Farm
Ground Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Recently Renovated Barn Conversion, Converted in 2017
- Study/ Fourth Bedroom
- Three Double Bedrooms, Each with En-Suite
- Impressive Open Plan Kitchen/ Diner
- Modern Principle Bathroom
- High Specification Finish & Turn Key Ready
- Enclosed Rear Garden
- Allocated and Visitor Parking
- Accessible for Commuters
- Semi-Rural Setting, Surrounded by Countryside



08/05/2024, 12:44 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
4 Upper Skilts Court Canford Hill Bosbury RODGERS RODGERS RODGERS	Energy rating C	Valid until: 21 September 2033
Property type Semi-detached house	Certificate number: 9718-0894-7261-3295-1954	
Total floor area 160 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-common-energy-efficiency-standard-landlord-guidance)
<https://www.gov.uk/guidance/domestic-private-rented-property-common-energy-efficiency-standard-landlord-guidance>

Energy rating and score

This property's energy rating is C. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificates/9718-0894-7261-3295-1954?print=true>

1/4

For more information on this house or to arrange a viewing please call the office on:

01527 540 654

Alternatively, you can scan the QR to view all of the details of this property online.

