

**r** RESIDE

# THE SHIPPON

NORDEN | OL12 6BP





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Introducing a truly spectacular barn conversion nestled in a serene semi-rural location, offering panoramic views of the picturesque countryside. This exquisite property boasts an impressive 5500sqft of living space, blending traditional charm with modern luxury.







As you approach the property, you're greeted by a sprawling 1.0-acre plot of land, providing ample space for outdoor activities, gardening, or simply enjoying the tranquillity of the surroundings. The expansive parking area ensures convenience for residents and guests alike.



Stepping inside, you're immediately struck by the grandeur of the interior design. The property features six generously sized bedrooms, each offering its own en-suite for ultimate comfort and privacy. Whether accommodating a growing family or hosting guests, everyone will appreciate the luxury of their own personal retreat.







The heart of the home is undoubtedly the stunning family living kitchen. This beautifully appointed space is perfect for both everyday living and entertaining on a grand scale. With high-end appliances, bespoke cabinetry, and a large central island, it's a chef's dream come true. The adjoining main lounge creates an inviting atmosphere for gatherings of all kinds.

In addition to the impressive kitchen, the property boasts two further reception rooms, providing plenty of flexibility for various lifestyle needs. Whether you're unwinding in the elegant formal sitting room or enjoying late nights in the spacious bar & pool room, there's a space for every occasion.

Throughout the home, attention to detail is evident in every corner, with high-quality finishes, elegant fixtures, and thoughtfully designed living spaces. Large windows flood the interior with natural light while framing breath taking views of the surrounding countryside, bringing the beauty of the outdoors inside.





# Ground Floor

Entrance Hall	11'11" x 16'2"
Downstairs WC	4'6" x 8'3"
Boot Room	8'3" x 7'4"
Study	11'11" x 9'2"
Sitting Room	20'5" x 15'3"
Bar Area / Pool Room	27'1" x 14'10"
Family Living Kitchen	22'0" x 21'6"
Main Lounge	22'0" x 15'9"
Utility Room	15'6" x 8'4"
Separate WC	5'0" x 7'1"

# First Floor

Bedroom One	25'2" x 18'7"
Gallery Landing	35'5" x 13'10"
En-Suite	12'0" x 13'5"
Dressing Room	12'10" x 10'0"
Bedroom Two	13'10" x 17'1"
En-Suite	8'9" x 11'4"
Bedroom Three	15'9" x 8'1"
En-Suite	9'0" x 5'5"
Bedroom Four	15'9" x 7'10"
En-Suite	5'5" x 6'5"
Bedroom Five	9'9" x 9'3"
En-Suite	5'7" x 6'3"





Outside, the property features manicured gardens, tranquil outdoor seating areas, and perhaps even space for a pool, offers endless opportunities for outdoor enjoyment.

In summary, this fabulous barn conversion offers an unparalleled combination of luxury, comfort, and natural beauty. Whether you're seeking a peaceful retreat from the hustle and bustle of city life or a spacious home for entertaining family and friends, this property is sure to exceed your expectations.







## Second Floor

Bedroom Six	13'7" x 12'0"
Dressing Area	24'3" x 12'0"
Eaves Storage	15'6" x 12'1"



Total area: approx. 567.2 sq. metres (6320.1 sq. feet)  
Source: Floorplan.com  
www.floorplan.com

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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller [social media icons] (e.g. carpets, curtains etc) will be included in the sale".