





## Bouts Lane, Inkberrow WR7 4HP

£900,000

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Bouts Barn is a unique country residence dating back to circa 1900. The residential estate consists of one two/three bedroom detached barn conversion with a separate two bedroom semi-detached barn conversion within the curtilage. This unique and versatile layout offers a wealth of charming characteristics within both properties and has been lovingly styled and maintained by the current owners. Set within a approx. quarter of acre of an idyllic, tranquil country style gardens within the historic village location of Inkberrow.







Bouts Barn, Bouts Lane, Inkberrow



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.



15/08/2022, 11:02 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

Bouts Barn Bouts Lane Inkberrow Worcestershire WR7 4BP	<b>Energy rating</b> <b>D</b>	Valid until: 2 August 2023 Certificate number: 8871-8038-6228-4752-1284
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Property type: Detached house

Total floor area: 260 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-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy efficiency rating for this property**

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

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61	61
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/8871-8038-6228-4752-1284?print=true>

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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.



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