



Bouts Lane, Inkberrow WR7 4HP

£900,000

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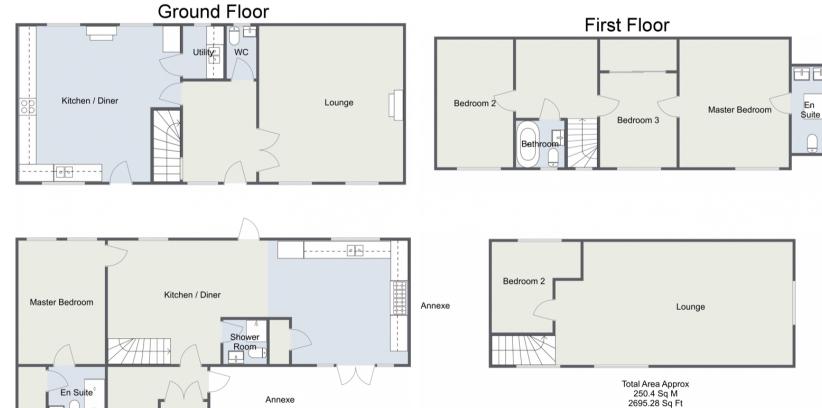


Bouts Barn is a unique country residence dating back to circa 1900. The residential estate consists of one two/three bedroom detached barn conversion with a separate two bedroom semi-detached barn conversion within the curtilage. This unique and versatile layout offers a wealth of charming characteristics 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 WR12 8PF	Energy rating D	Valid until 2 August 2032 Certificate number: 8871-0030-8228-4752-1284																
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 on landlord responsibilities and exemptions at https://www.gov.uk/guidance/domestic-rental-period-exemptions-minimum-energy-efficiency-standard-landlord-guidance .																		
Energy efficiency rating for this property																		
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 and the average energy score is 60.																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> </tr> </thead> <tbody> <tr><td>92+</td><td>A</td></tr> <tr><td>81-91</td><td>B</td></tr> <tr><td>69-80</td><td>C</td></tr> <tr><td>55-68</td><td>D</td></tr> <tr><td>39-54</td><td>E</td></tr> <tr><td>21-38</td><td>F</td></tr> <tr><td>1-20</td><td>G</td></tr> </tbody> </table>			Score	Energy rating	92+	A	81-91	B	69-80	C	55-68	D	39-54	E	21-38	F	1-20	G
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<https://find-energy-certificate.service.gov.uk/energy-certificate/8871-0030-8228-4752-1204/print/eu>

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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.

