

# DOBSON BARN

LONDONDERRY

LOVE PROPERTY. 

LOVE THE JOURNEY



# DOBSON BARN LONDONDERRY

Enjoy a different style of living, in your barn conversion home. Renovated in 1995 to offer a spacious and unique living space to those lucky enough to call it home, explore the different sections of the house finding extra living space through each door.





# Spacious Living

Step inside your capacious hallway with natural wood flooring and find doors at each side, leading from the front garden to the back. The balcony landing above lets you see straight up to the high ceilings and characterful beams, giving the feeling of space and light.

Take a walk to the right wing of your home, the hallway leads you down to the main living space. The wall of windows with doors leading outside give this room a light and airy feel, perfect for sitting down and delving into a book. The bricked fireplace is an eye catching part of this space, during the colder months you can keep yourself nice and toasty with the scenic glow of a flame, whilst wrapped up watching your favourite film with family.

Back down the hall to the double doors which take you inside another reception room. This could be your office space and with superfast broadband it's perfect for those working from home. You could even use this as a snug or games room, the options are endless...

Now to the left wing of the house, step through into your large kitchen/ diner, the country style kitchen has a rustic feel with the wooden counter tops and exposed beams running the length of the ceiling. Your Aga stove is nestled below a brick frame, drawing a unique look to the space. The gas stove to the left is where you can rustle up homecooked meals for all to enjoy around the dining table. Family parties are a treat in here with space for all, gather around the kitchen island for a catch up and a few nibbles.

Through the kitchen you will find your handy utility room, keeping the larger appliances hidden out of sight. In here you will also find the door to the downstairs WC, so you don't need to run all the way upstairs





## Versatile Living

Past the utility step inside the large family/games/living room, a welcome surprise to all. The wood flooring leads you to the seating area where your log burner awaits on colder days. Windows flood the room with light, meaning you have a wonderful canvas for decorating the walls with artwork.

At the end of this room head through the final door on the left wing of the house to find your final reception room. Another large space to use as you wish, could this be your home gym or cinema room? The options are endless with the space you have here.

You could even covert this part of the house into a annex, a bedroom, kitchenette, shower room and living space could easily fit within the vast space on this side of the house. An option for those with older children, or parents that they want close by.



# Bedroom Bliss

Exploring upstairs, your four double rooms are ideal for a growing family. The mezzanine landing leads you to, two corridors. At the top of the stairs take a left and through the door at the end, your main bedroom. Perfectly fitting your king sized bed and side tables, this space can be a sanctuary for you to unwind in before sleeping soundly. Your en suite shower room is steps away from your bed, so you can enjoy a morning shower before leaving the privacy of your room. Find clothes stored away in your walk in wardrobe, before heading out the door.

The second room at this side is another fantastic double, and perfect for the occupier to design and decorate to their own style. The bathroom of this side of the landing can be found between the two rooms and has been updated, so you can enjoy a soak in your roll top bath with a few candles lit, the perfect little sanctuary.

To the right of the stairs head towards your two further double rooms. Both offer a space for the family to make their own, and can both fit double beds, wardrobes and side tables inside. The shower room at the end of the corridor means that the occupants of this side of the house can easily grab a shower and get ready on a morning with ease.





# Glorious Gardens

Enjoy the sunshine outdoors, your large plot has plenty to offer you, children and pets will be in awe at the space they have to run around in. The gardens at the front of the house are perfect for catching the sunshine, sat at the table enjoying an evening tippie or a tapas night with friends, during the sunny, summer months.

Around the back of the house find vast space for your own vegetable patch and greenhouse. Place your patio furnishings on the decking as the pizza oven works its magic on the tasty goods you have prepared for everyone. Enjoy open views to the back of the house where you're not overlooked by anyone, a private place to spend Sundays milling around.

Your double garage is the dream for the tinkerer of the household, you can keep your cars, bikes and much more inside here. With immediate access into the kitchen too, it means you can grab a quick cuppa when you're feeling parched!





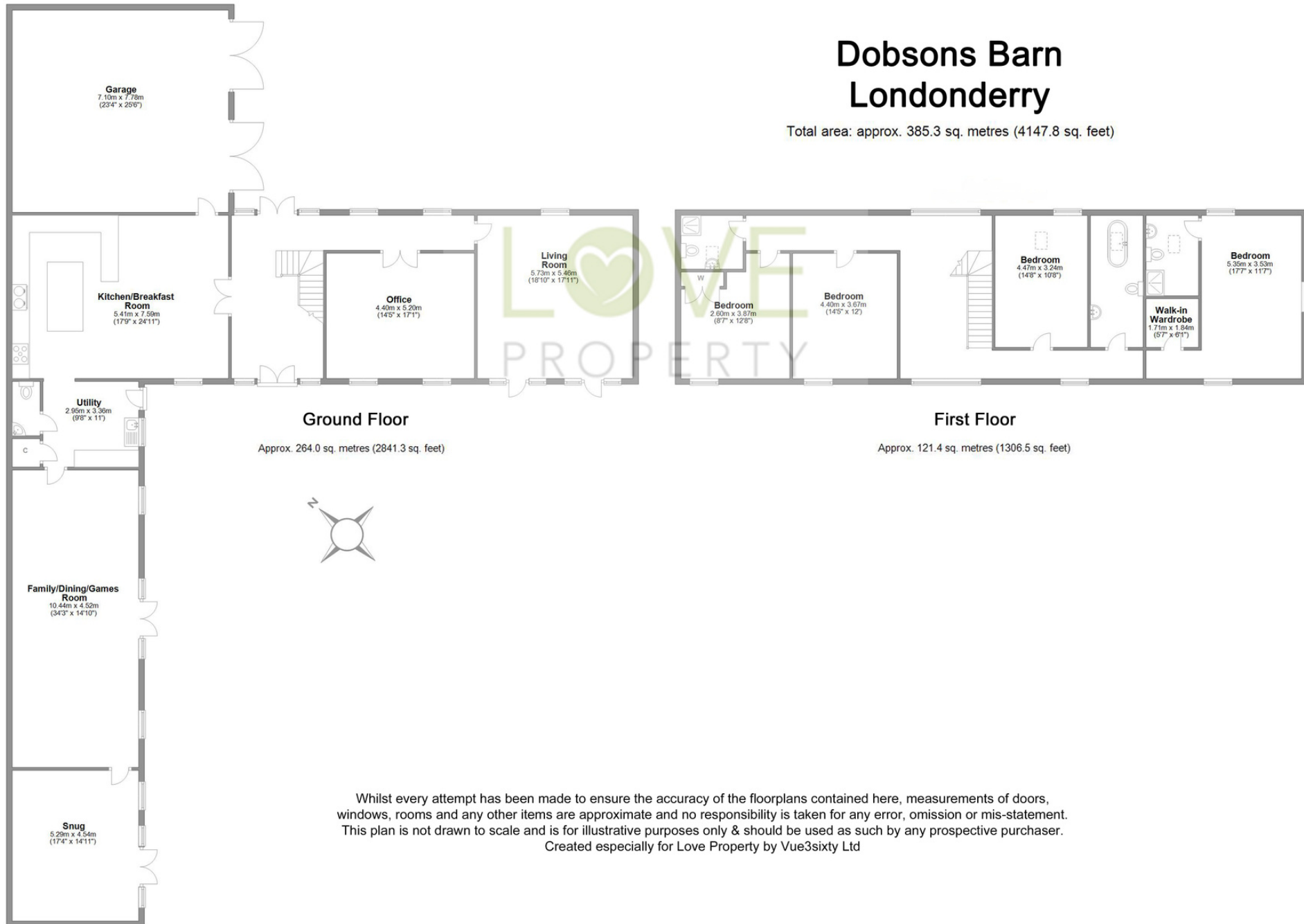
## FINER DETAILS

Postcode: DL7 9ND  
Freehold Converted 1995  
Council Tax Band: F  
EPC rating: TBC S  
uperfast broadband



# Dobsons Barn Londonderry

Total area: approx. 385.3 sq. metres (4147.8 sq. feet)



**Ground Floor**  
Approx. 264.0 sq. metres (2841.3 sq. feet)

**First Floor**  
Approx. 121.4 sq. metres (1306.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd