

Big Barn

Yoxall, Staffordshire, DE13 8NR

John 
German





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Yoxall, Staffordshire, DE13 8NR

£495,000

Most impressive barn conversion with a large lounge, spacious living kitchen, three bedrooms and two bathrooms, occupying a lovely rural location.



This attractive property offers character, space and appeal and despite being a rural location it is particularly well placed for easy commuting via the A38 to Burton on Trent and Derby in the north and to Birmingham in the south. The property is within the John Taylor school catchment area, and the popular villages of Barton under Needwood and Yoxall are within a few minutes drive.

The accommodation has gas fired central heating (under floor to the ground floor) and comprises;

Main front door entrance leading to the open plan reception hall with engineered oak flooring, a stair leads off to the first floor and there is a guest cloakroom with tiled floor, w.c and wash basin. The spacious open plan living kitchen has a tiled floor and a range of shaker style base and wall units with matching island unit and breakfast bar recess with hardwood top surface to match the other extensive worksurfaces. There is a range of integrated appliances including dishwasher, washing machine, Belling range cooker with double oven and grill, seven ring gas hob and extractor hood. Double doors lead out to the side of the property, there is a useful store cupboard and the kitchen opens to living area/family room which has double doors leading out to the private rear garden. There is also a cupboard housing the gas central heating boiler. The spacious lounge has double opening doors to the front aspect, wall light points and a recessed feature fireplace.

A curving stair leads from the hall to a half landing off which are two short stairs leading to the spacious bedroom accommodation. The master bedroom has a dressing area, windows to the front and rear aspects, concealed wardrobe space and an en suite shower room with a tiled floor, triangular wash basin stand, w.c, wall cabinet, heated towel rail and corner shower. There are two further double bedrooms, one of which has a fitted wardrobe and the family bathroom has a suite of bath, wash basin, w.c and double shower.

Outside

To the rear of the property is a private walled patio garden with paving, a raised border and southerly aspect. To the front is a wide gravelled parking area leading from the shared driveway approach. There is also an additional fenced and turfed separate garden area at the opposite end of the parking area, facing Big Barn.

Directions

From Barton under Needwood proceed towards Yoxall passing the Little India restaurant on the right, about a mile further on pass Lucepool Lane on the right, beyond which is a phone box and the turning into Big Barn is then about a 100 metres further on the right hand side, fork right on the private road and then left on the gravelled driveway to face Big Barn.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

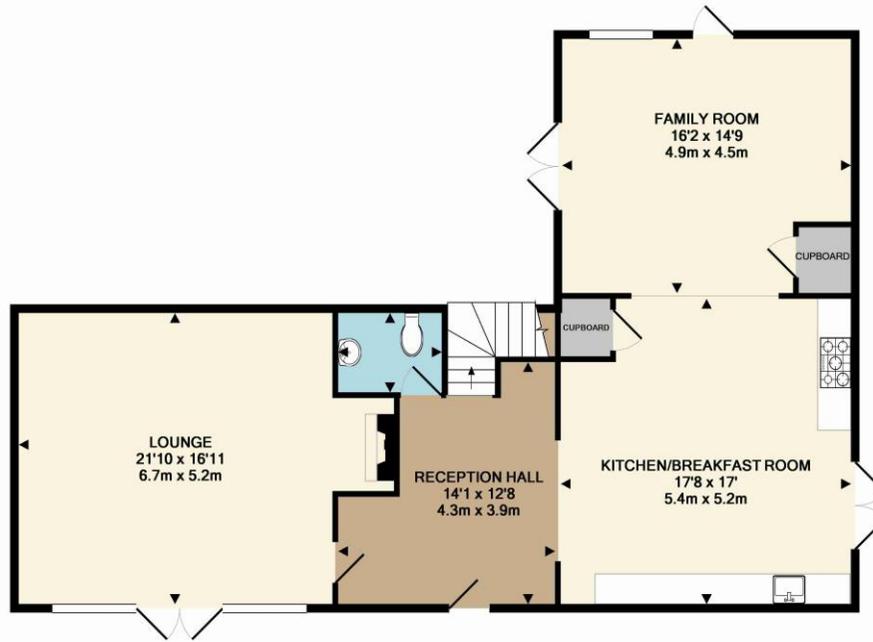
Services: Mains water, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. Drainage is to a septic tank (shared between this and the two other barns), subject to a monthly service charge approx. £20 per month. There is also an approx. £20 per month maintenance charge towards the upkeep of the driveway.

Local Council: East Staffordshire Borough Council. Band F.

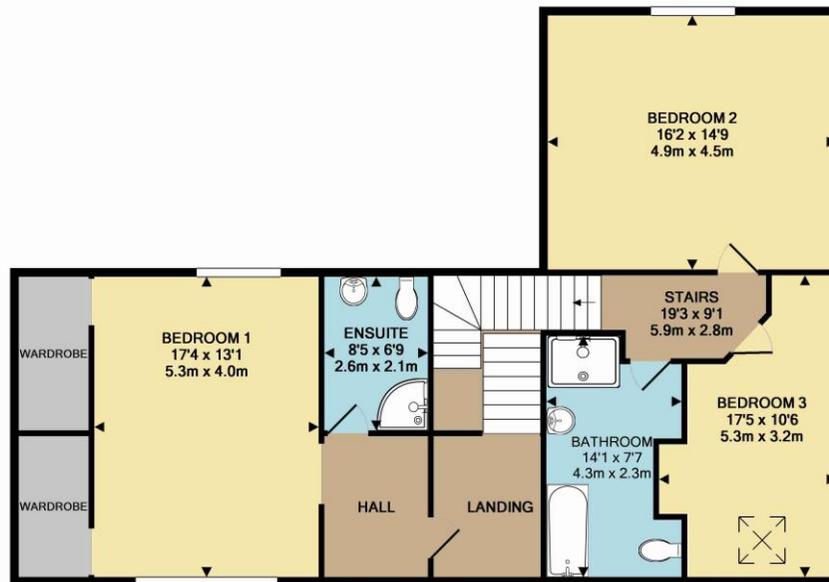
Useful Websites: www.environment-agency.co.uk www.eaststaffsbc.gov.uk
JGA/280319







GROUND FLOOR
APPROX. FLOOR
AREA 1075 SQ.FT.
(99.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1064 SQ.FT.
(98.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2139 SQ.FT. (198.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Floor Plan Clause

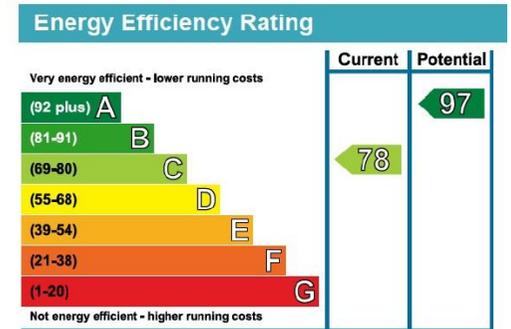
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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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