

Newborough End

Newborough, DE13 8SR

John German



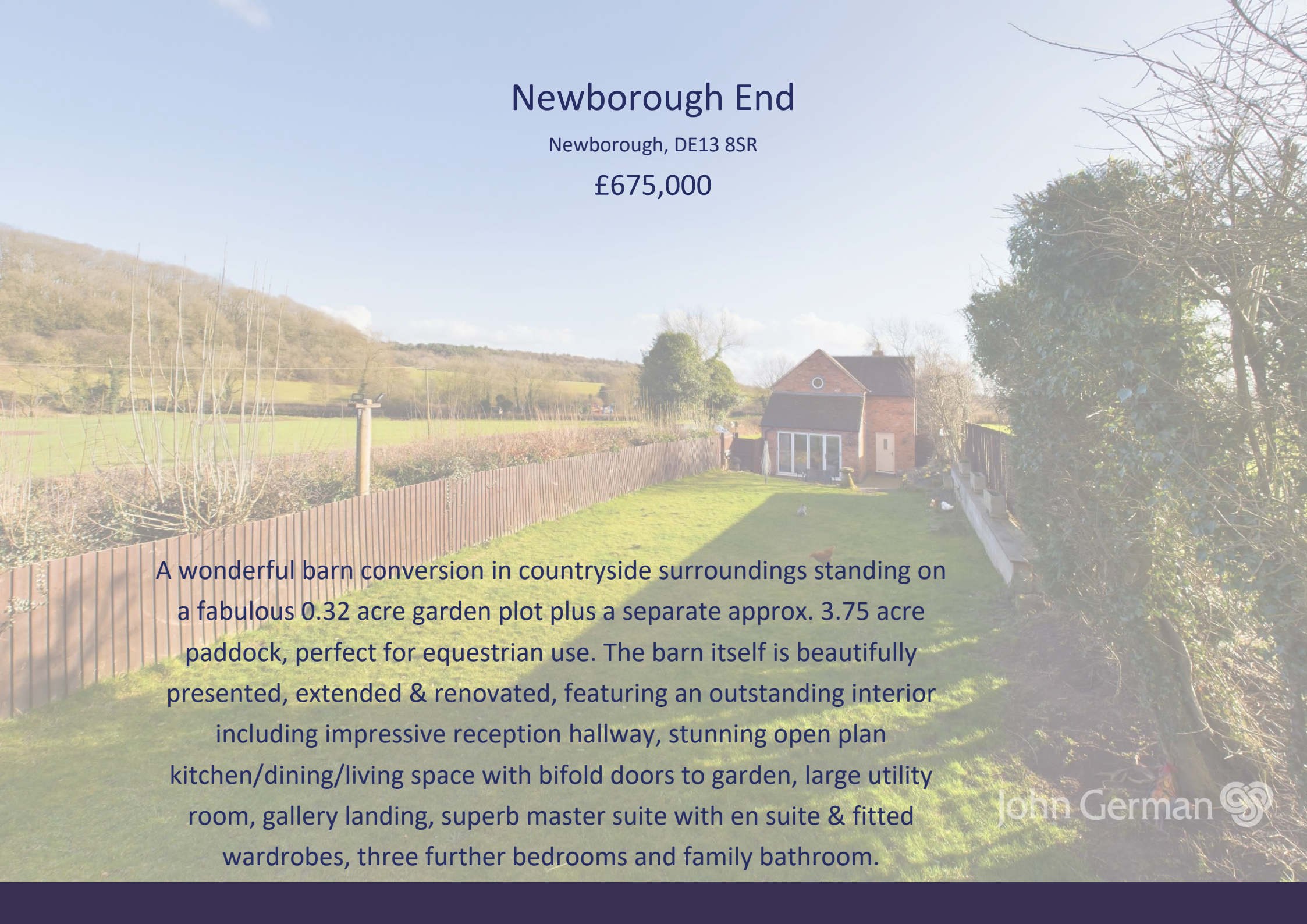
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£675,000



A wonderful barn conversion in countryside surroundings standing on a fabulous 0.32 acre garden plot plus a separate approx. 3.75 acre paddock, perfect for equestrian use. The barn itself is beautifully presented, extended & renovated, featuring an outstanding interior including impressive reception hallway, stunning open plan kitchen/dining/living space with bifold doors to garden, large utility room, gallery landing, superb master suite with en suite & fitted wardrobes, three further bedrooms and family bathroom.

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Situated in a beautiful rural location of rolling Staffordshire countryside is this impressive barn conversion. The location itself is particularly handy for the nearby centres of the cathedral city of Lichfield, neighbouring village of Barton under Needwood, Uttoxeter, Burton-on-Trent and beyond.

The property has been significantly enhanced and improved by the current owners, extended and refitted offering a superb blend of a character building with a modern contemporary interior. The barn itself stands in 0.32 acres with a paddock of approximately 3.75 acres situated just a short walk down the road, past the junction for Dolefoot Lane. The barn has a sliding electric gate opening into a good expanse of gravelled driveway providing plenty of off road parking together with an established front garden which is laid to lawn with hedgerows and views.

Around to the rear of the property is a superb timber pillared porch over the front entrance door which opens into a lovely reception hall boasting a gloss tiled floor, large picture window to front and an oak staircase winding off to the first floor.

The lounge enjoys a lovely dual aspect with windows framing views across the front garden plus an additional side window, and a recessed log burning stove in a brick fire surround with a flagstone style hearth.

Without doubt, the highlight of the ground floor is an amazing open plan kitchen/dining/living space having a quality feel, equipped with a range of gloss base and eye level units with granite worksurfaces over and a large matching centre island. A perfect space to entertain. Featuring a range of integrated appliances to include twin ovens, induction hob, extractor hood, dishwasher and fridge freezer, with inset stainless-steel sink having a window above framing fantastic views across fields beyond. There is a large dining area with spotlights over and bifold doors opening out to additional gardens. Off the kitchen is also a handy and spacious utility room with further fitted cupboards, space for appliances, a perfect space for coats and shoes, and a door to the guest WC.

The stairs to the first floor have a window to rear, leading to the gallery landing with doors off to four bedrooms and the family bathroom. The master suite is superb, generous in its proportions with window framing fantastic views and a good expanse of storage, fitted with wardrobes across one wall. It also benefits from its en suite comprising shower cubicle, WC and wash hand basin.

Across the landing there are three further good size bedrooms. Bedroom two is a particular highlight, enjoying a dual aspect with window to front and character port hole window to side. Bedroom three is a generous double and bedroom four is currently used as a single bedroom/home office with fantastic field views to rear. The family bathroom is fitted out with a lovely modern suite comprising tiled walls and floor, panelled bath with shower over and shower screen, WC and vanity units with inset wash hand basin.

Outside, the rear garden features a paved terrace ideal for outside entertaining with steps up to a good expanse of lawn, slightly elevated from the barn, affording spectacular views of the surrounding countryside. At the top of the garden there is a useful stable block divided into three rooms, perfect for those seeking equestrian facilities, though this space also does have the potential for a variety of uses.

Further down the lane, the property also has the significant advantage of a good size paddock at 3.75 acres with a menage and planning permission for a stable block. Situated just a short walk down towards Hoar Cross, past the junction for Dolefoot Lane.

What3words:

///deeply.clicker.clubs - House

///lilac.butterfly.nibbled – Paddock

Agents note: There is no mains gas.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/27022025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

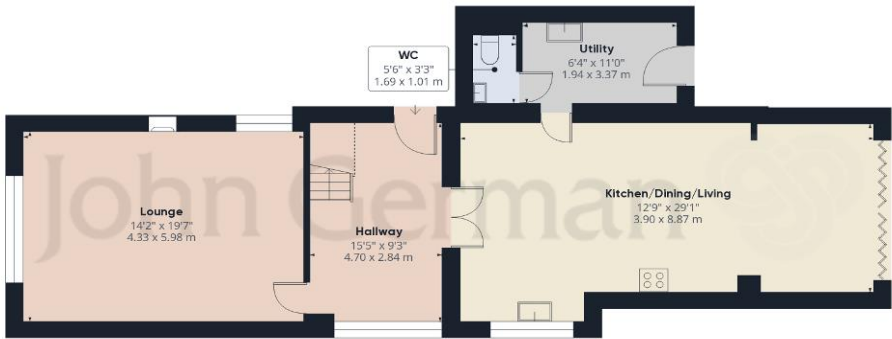




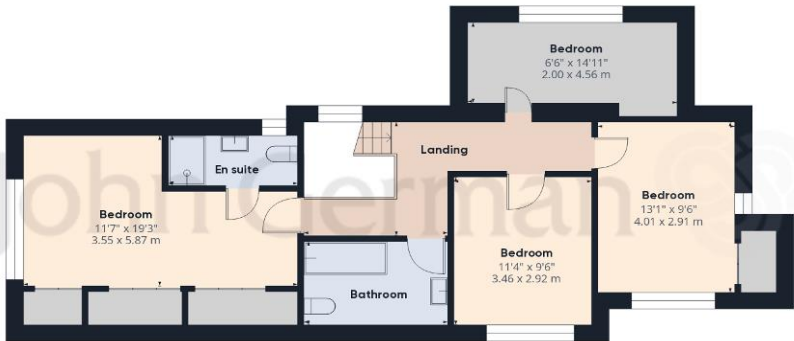








Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2173.02 ft²

201.88 m²

Reduced headroom

12.5 ft²

1.16 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

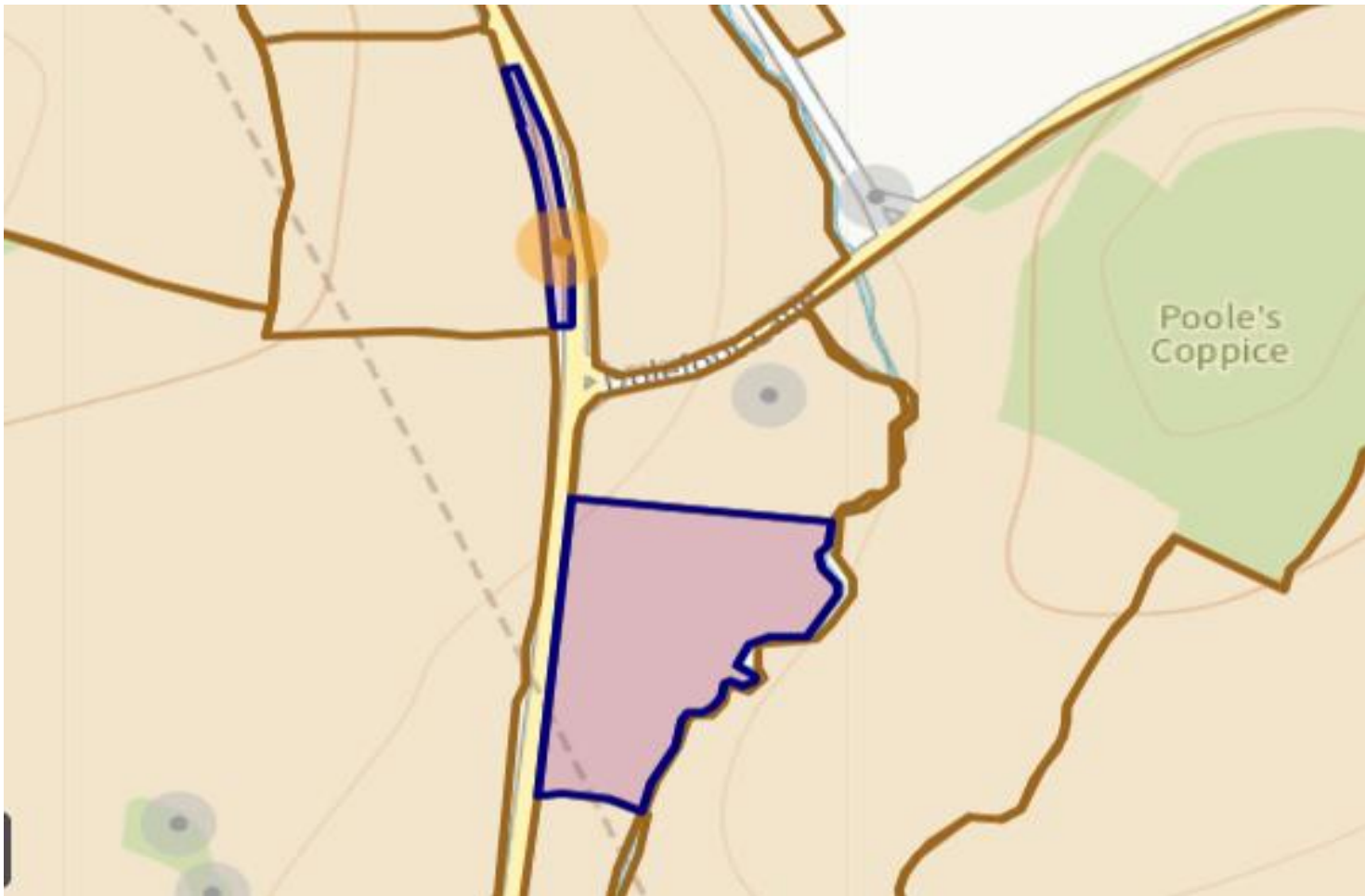
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Ground Floor Building 2



Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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