

Swallowcroft Barn, Lymes Road, Butterton, Newcastle, Staffordshire, ST5 4DR

FOLLWELLS



- Impressive Barn Conversion
- Within Courtyard of Three Individual Barns
- Rural Setting Close to Town
- Imposing Feature Main Reception
- Character Features including Exposed Roof Trusses
- Private Garden, Ample Parking and Large Garage

5  2  1 

Asking Price

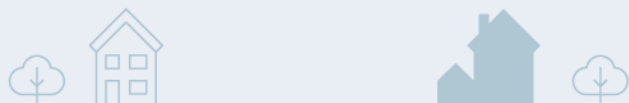
£575,000

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01782 615530



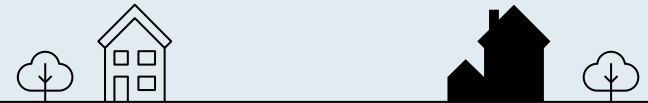


A most impressive barn conversion situated in a courtyard of three executive barns and a converted farmhouse. Approached via private lane with shared access and fields directly adjacent and the convenience of Newcastle town been just a five minute drive away. The barn enjoys landscaped garden exterior with double width drive and an adjoining large garage. It provides spacious and adaptable accommodation which includes a magnificent feature main reception spanning almost the full width of the barn with a central split staircase leading to galleried landing areas above having exposed roof trusses. The barn hosts an abundance of character throughout including latch key and barn style doors, exposed masonry work and feature windows.

There are several ways to access the barn and include a front entrance utility porch which leads to the kitchen. The boiler is located within the utility porch which has space and plumbing for various appliances and a double coats cupboard. There is also a cloakroom with a two piece suite. The breakfast kitchen is fitted with a range of units and worktops with an inset sink and extend to a peninsular breakfast bar. There are additional wall cupboards with drawer units and various integrated appliances including electric oven, gas hob, dishwasher and fridge. The kitchen enjoys a dual aspect outlook to the courtyard and side, with additional external access from the side. A feature stone floor continues through to the main reception which provides an impressive open living space of approximately 60' in length x 19' (18.2m x 5.8m). Central to the room is a feature split staircase leading to an open apex ceiling with the galleried landing areas and exposed roof trusses. Additionally there is external access directly from the courtyard and feature windows overlook the rear courtyard and front garden area. To either side of the room there are exposed brick fireplaces, one houses a gas fired Aga within the family dining area and the other has an open fireplace with basket grate to the living area. An internal door gives direct access to a large adjoining garage with window and double timber doors and further door giving direct access to the side driveway.

The first floor is split into two sections and approaching from the staircase right hand side, this leads to the main galleried landing area which provides office/study space with timber flooring running throughout the first floor. There is a skylight window and a latch key door opens to a small family bedroom or alternative second office/study. Additionally from the landing area there are feature double doors which open to the master bedroom suite which has further exposed roof beams, skylight and floor level arch window and a feature window to the gable end. Latch key doors open to a dressing/store room with skylight and an en suite shower room is situated to the opposite side. This is fitted with a three piece suite which includes a large walk-in shower and double airing cupboard.





To the opposite end of the barn there is a similar layout with a second spacious landing area and latch key doors open to a small family bedroom with further skylight and a family bathroom opposite, fitted with a four piece suite to include a corner bath and large walk-in shower cubicle. Returning back to the landing area there are twin feature arch doors which open to the guest/second bedroom with dual aspect skylight and floor level window. Agents Note: The barn was originally designed for this room to be two separate bedrooms with each archway door giving separate access offering the possibility to be converted back to this layout if so required.

The outside enjoys an attractive landscaped low maintenance garden with post and rail fencing to boundary. There are extensive stone beds with feature sunken circular seating area having pergola and trellising. A small lawn and a paved patio with an all weather pitched tiled roof pergola. To the far end of the barn there is double width parking for vehicles to the side of the large garage.

Agents Note : Prospective purchasers are made aware that the property is within close proximity to the M6 motorway.



## IMPORTANT INFORMATION

**Services - Mains Gas, Electricity and Water**

**Drainage - To Shared Septic Tank**

**Central Heating - Gas**

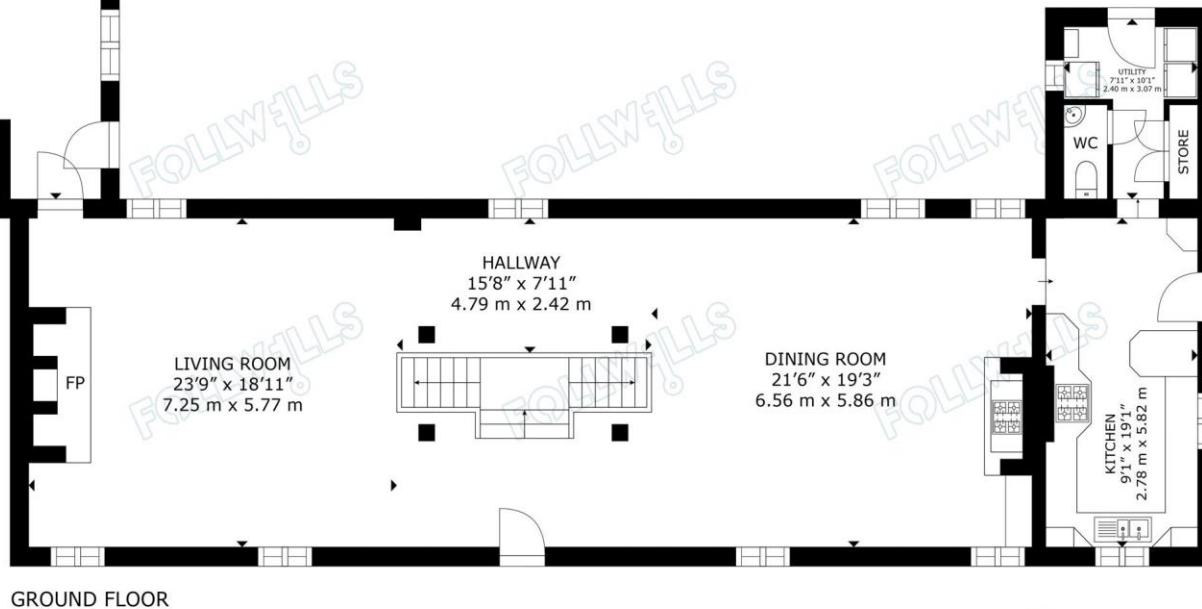
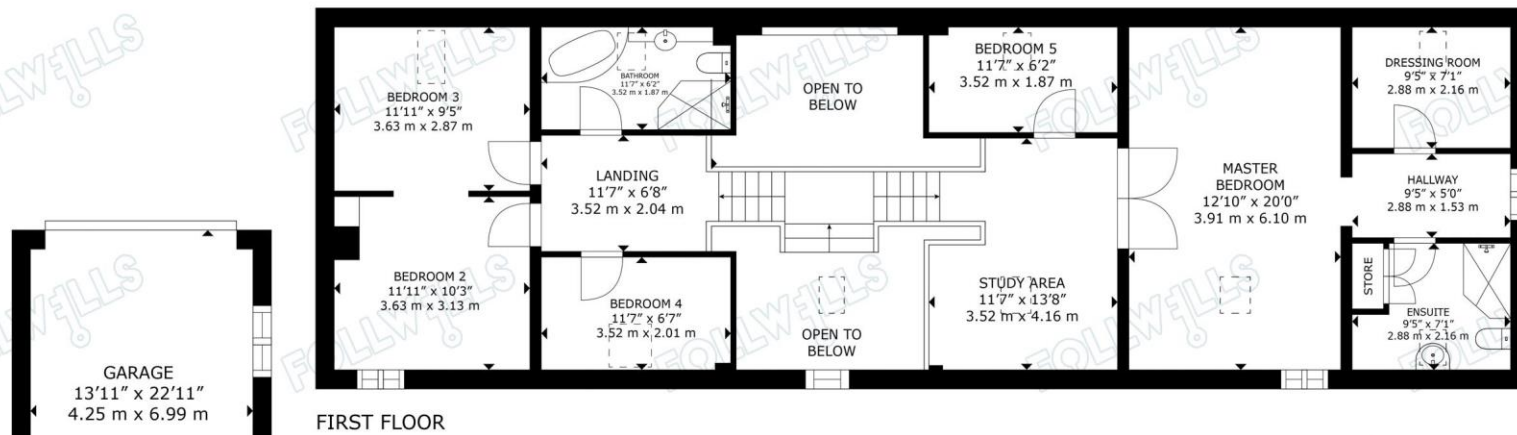
**Glazing - Timber**

**Tenure - Freehold**

**Council Tax Band 'F'**

**EPC Rating 'D'**

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.



GROSS INTERNAL AREA  
 TOTAL: 300 m<sup>2</sup>/3,234 sq ft  
 GROUND FLOOR: 165 m<sup>2</sup>/1,776 sq ft, FIRST FLOOR: 135 m<sup>2</sup>/1,458 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

