

Piddocks Road

Stanton, Burton-on-Trent, DE15 9TG

John German





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£550,000

A stunning barn conversion showcasing a wealth of character blended with a stunning modern interior in a secluded position with a large gated drive, garage, workshop and substantial rear garden enjoying wonderful views over rolling Derbyshire countryside.



This exceptional barn conversion enjoys a wonderful secluded position enjoying stunning countryside views yet also having the benefit of being a short distance away from a wide range of amenities and facilities at Burton on Trent, Swadlincote and Ashby de la Zouch. It is beautifully presented throughout and has a fantastic layout perfect for modern family living seamlessly blending character features with contemporary touches.

Step inside the impressive reception hall with a wealth of character including exposed brickwork and a high vaulted ceiling that opens to the first floor galleried landing accessed via an oak staircase. Limestone flooring runs underfoot and doors lead to the ground floor accommodation.

The heart of the home is the beautifully appointed kitchen/diner that has been refitted with an extensive range of units with silestone worksurfaces over complemented by an exposed brick chimney breast offering the perfect space for a range style cooker. There is an integrated fridge freezer, dishwasher and microwave, granite composite sink, limestone flooring, beamed ceiling, space for a dining table and full height picture windows overlooking the front.

Next is the main lounge that has oak flooring and a high vaulted ceiling creating a Cathedral style feel and a focal point brick chimney breast housing a log burning stove. French doors flanked by full height windows overlook and give access out to the rear garden and countryside beyond.

The exceptional master suite has a high vaulted ceiling and full height windows and double doors out to the rear. It also has the luxury of an en suite shower room plus an arch into a large dressing area also overlooking the rear.

There is a further front facing double bedroom and adjacent bedroom five/study perfect for those working from home. Both are conveniently placed for the good sized family bathroom having a modern white four piece suite and stylish wall tiling.

Completing the ground floor is a guest's cloakroom/WC and a utility/boiler room housing the oil central heating and further appliance space.

The first floor character gallery landing has a feature bridge giving access to two first floor double bedrooms and a double storage/airing cupboard.

A five bar gate opens into an expansive gravelled driveway providing plenty of off road parking giving access to a garage which has an up and over door and stairs up to a storage area. From the garage is a workshop that has a front door, power and lighting, is currently used as a home gym.

The barn enjoys a lovely garden plot having a large paved rear terrace ideal for outdoor dining and entertaining. Adjacent is a gravelled area, a neat shaped lawn and an additional oak framed covered terrace at the top of the garden, perfect to sit and enjoying the stunning countryside backdrop beyond.

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

Property construction: Brick and tile

Parking: Gravelled drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil central heating

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

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

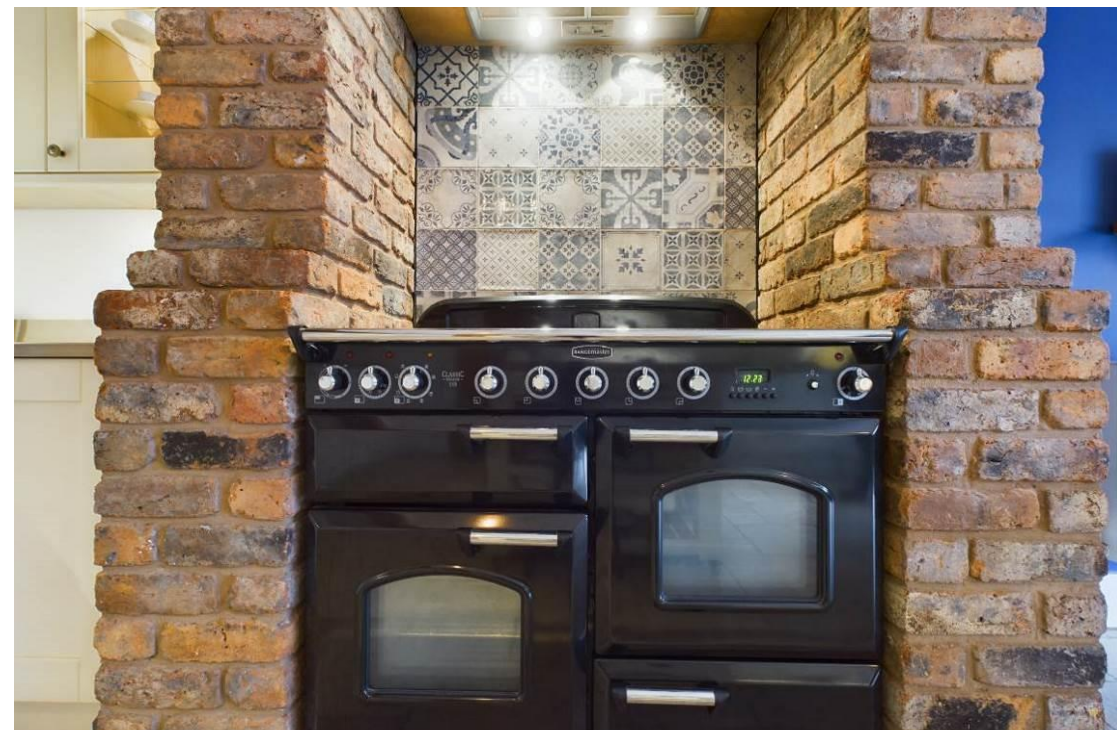
Mobile signal/ coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band E

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

Our Ref: JGA/10012024

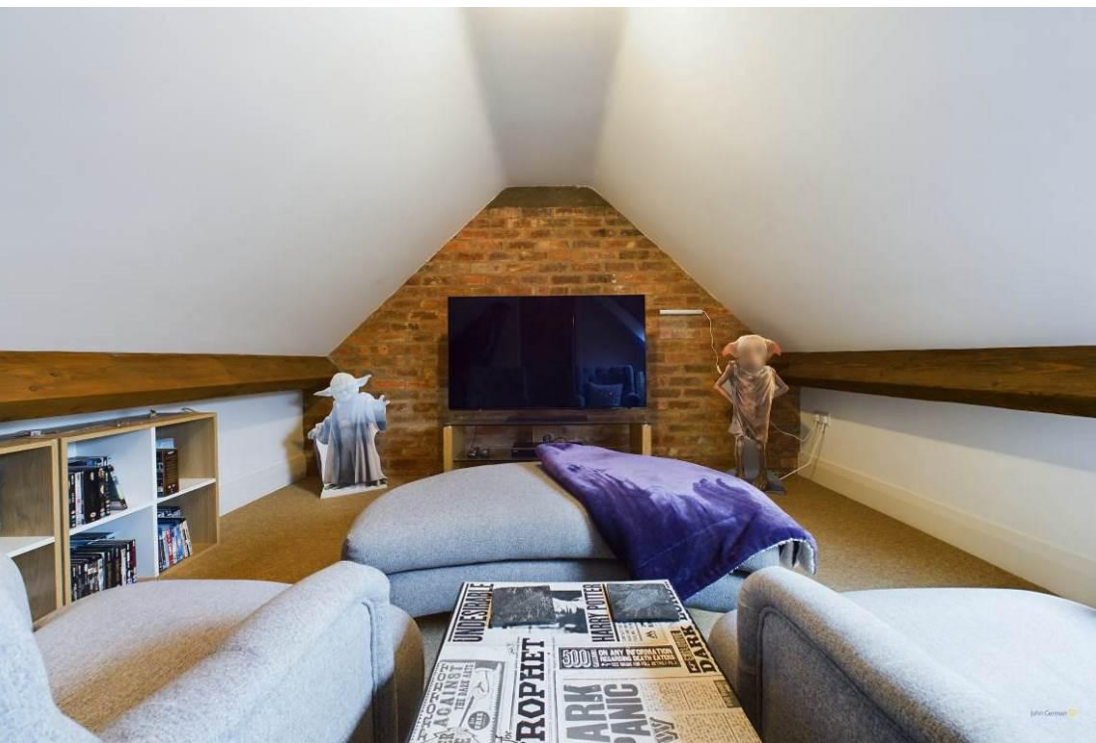
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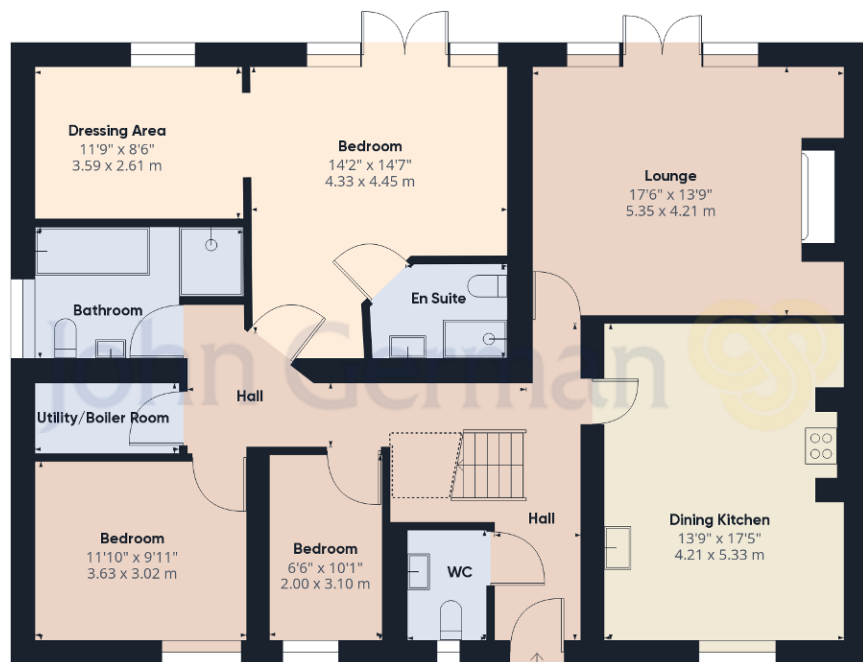




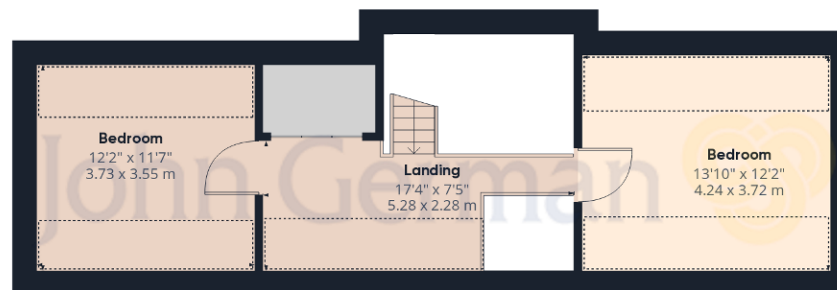








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2355.12 ft²

218.8 m²

Reduced headroom

215.93 ft²

20.06 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



