

Dovecliff Road

Stretton, Burton-on-Trent, DE13 0DJ

John 
German





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Offers over £500,000

A superb barn conversion in a prestigious development in a secluded setting boasting spectacular views across the River Dove to countryside and beyond. Situated off a private drive with double garage and highlights including two reception rooms, kitchen plus utility, three bedrooms, en suite and family bathroom. No upward chain.

Situated in an exclusive development, formally the barns to Grade II listed Dovediff Hall, is this superb barn conversion making the very most of its secluded setting at the back of the development behind a large expanse of block paved driveway and lovely surroundings established gardens in a unique elevated position taking full advantage of uninterrupted panoramic spectacular views of the countryside and the River Dove below. This property should be a real contender for those seeing unique and individual, ready to put their own stamp on as the property requires modernisation. Whilst enjoying a lovely countryside setting, the property is also situated just a few minutes drive away from schools for all ages, a range of shops, amenities and facilities together with excellent transport links provided by the A38 and A50, putting the nearby centres of Derby, Nottingham, Burton-on-Trent, cathedral city of Lichfield, Birmingham and beyond all in easy reach.

Offered to the market for the first time in nearly 30 years and available with the advantage of no upward chain, the property offers a large expanse of block paved driveway offering plenty of off road parking and access to an integral double garage with twin up and over front entrance doors.

The front door opens into a generous reception hallway creating the perfect entrance with stairs and doors leading off. The lounge is a lovely well proportioned room featuring stained glass, fire surround with open fire providing the focal point, window to rear and French doors opening through into a conservatory perfect for enjoying the garden and wildlife that visits it.

Across the hallway is a spacious dining room which enjoys a dual aspect with windows to front and rear which also adjoins the kitchen. The kitchen is equipped with a range of base and eye level units with work surfaces over, integrated double oven, gas hob, dishwasher, tiled floor through and window framing views to rear. This has the obvious potential to knock the kitchen and dining room into one to create a superb entertaining space should a buyer wish (subject to the usual planning permission and building regulations).

Off the kitchen is a useful utility room with additional appliance space, sink and drainer unit and door to side. There is also a generously sized guest cloak with close coupled WC and wash hand basin. An internal door from the hallway opens into the double garage with twin up and over front entrance doors.

To the first floor, there is a generously sized galleried landing with a fitted airing cupboard and further storage cupboard, window framing views to front and doors leading off.

The master bedroom is a room with fantastic proportions having revealed timbers adding to that character feel, together with fitted wardrobes providing plenty of storage, two front facing windows and door into an ensuite bathroom with a white suite comprising panelled bath with shower over, pedestal wash hand basin, WC, part tiled walls and radiator.

Across the landing is bedroom three having high vaulted ceiling with revealed timbers and window framing fantastic views across the gardens and beyond, together with a small character bespoke door opening into useful attic space over the utility/dining.

Bedroom two again has a revealed beam and window framing views to rear, and door opening to additional attic/roof space.

The main bathroom also features revealed timbers and a panelled bath with shower over and shower screen, tiled surround, pedestal wash hand basin and WC.

Dove House stands in wonderful established gardens with a large paved terrace ideal for outside dining and entertaining, together with an ornamental wildlife pond, well established borders and a generous stretch of lawn where through the trees there are spectacular views across the River Dove to the countryside beyond – amazing at any time of year.

Agents note: The property has its own septic tank, buyers are advised to check its suitability.

The property falls under the curtilage of the main house, that is Grade II listed.

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

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Gas

(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: East Staffordshire Borough Council / Tax Band F

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

Our Ref: JGA/25042024

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



Floor 1

Approximate total area⁽¹⁾

2513.66 ft²

233.53 m²

Reduced headroom

442.97 ft²

41.15 m²

(1) 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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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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