



ITHACA



Ithaca, Sinai Park

Burton-on-Trent, DE13 0QJ

Guide Price £1,500,000

A highly impressive barn conversion undertaken by Cameron Homes as the flagship to this prestigious five barn development, together with attached self-contained cottage, detached garage with gym/home office facility and all set in 2.3 acres of wonderful garden and grounds including a paddock and heated swimming pool.

- Stunning character barn
- Superbly equipped and presented
- 'Stuart Frazier SieMatic Beaux Arts' kitchen
- Top of the range Siemens Gaggenau appliances
- Attached self-contained cottage
- Detached home office / gym
- Heated swimming pool
- Set in 2.3 acres
- Approximately 5400 sq.ft in total
- what3words: decoding.mainframe.altitude

The property is situated on the border of the East and West Midlands, with excellent transport links and schools. The convenience of being close to all the amenities needed for everyday living, yet within the National Forest and open countryside. Sinai Park is a 75-acre parkland setting home to Sinai House, one of the oldest buildings within Staffordshire.





The Property

The property sits within an exclusive gated development of five homes, occupying an elevated position with far reaching views across the Trent Valley. The property comprises three separate buildings set within extensive beautifully maintained landscaped gardens, patios, swimming pool and adjoining paddock, of 1.17 acres.

The main property, an adjoining self-contained cottage, and a detached single-story building provides garaging, a self-contained home office and gym with en suite bathroom.

The current owner developed the property with Cameron Homes Limited. The original building dates back to the late 1400's.

Built to a high specification, attention to detail, careful use of materials and craftsmanship, the property provides exceptional accommodation. Respecting the heritage of the building, whilst incorporating state of the art features, the designers have created and crafted a remarkable place to call home.

A standout feature of this impressive home is the Stuart Frazier Beaux Arts SeiMatic kitchen which is the epitome of contemporary kitchen design and equipped with top of the range Siemens appliances including dual bank double ovens with microwave and steamer combination, a fabulous, oversized fridge freezer incorporating a three zone wine cellar with ambient and chilled zones, integrated dishwasher, a second drawer drinks fridge and Corian worktops. The preparation area is framed by illuminated wall cabinets and features an inset sink with Quooker boiling and cold filtered tap. The Gaggenau single zone multi-function induction hob sits in the large island with integrated extraction and a raised breakfast bar overlooks the family sitting area which features bi-fold and patio doors to a dual aspect opening to the outdoor dining areas and terrace with heated swimming pool beyond.





The ground floor is entered via the wonderful, glazed hall with exposed brickwork and timbers having sliding barn style doors with three en suite bedrooms, a useful study/office space and excellent utility room with access to the garden.

The central hallway has a wonderful contemporary glass and oak staircase with an open timberwork separating the large living room which has a brick inglenook and French door opening out onto the rear garden.

The first-floor galleried landing is a masterpiece of design with exposed brickwork and timbers incorporating a library area and leads into the first floor reception room that in turn has wonderful views over the garden and grounds to the National Forest beyond.

There is a further guest bedroom en suite and a luxurious master suite comprising a superior bath/shower room with storage together with large feature bedroom and spacious fully fitted dressing room beyond. All with wonderful, exposed timbers and original barn features, and enjoying wonderful views over the garden and countryside beyond.

Little Ithaca is an attached self-contained one-bedroom cottage which could be let separately or used by an extended family member. With its own access, providing a kitchen, studio living area with spiral staircase leading to a double bedroom with en suite bathroom.

Through the timber field gate to the rear is an excellent driveway which leads into the grounds providing ample parking and manoeuvring space together with a further detached building of approximately 1235 sq.ft comprising a gym with shower room off, sitting room and office plus a fitted kitchen, all with excellent built in storage. In addition, there is an open heritage style double garage and log store. This building is equipped with an air source heat pump and solar PV array which also heats the outdoor swimming pool.

Gardens, the front of the property overlooks a courtyard with parking, a driveway leads you to the rear of the property. The extensive Southerly facing gardens provide wide ranging views. The gardens have been laid out to provide a high degree of privacy and a constantly changing landscape which wrap around the property and are beautifully maintained. Extensive sun terrace, paths and patios incorporating a heated swimming pool and a vegetable garden.

The pool is heated via an air source heat pump, there are a number of outside water points, lighting and power points.

Extensive parking together with a large double garage.









The Location

Sinai Park sits within the National Forest, a 75-acre park land setting, home to Sinai House, one of the oldest buildings within Staffordshire. On the border of the East and West Midlands with excellent connections to road, rail, and airports.

Set within open countryside, yet close to all amenities.

The area has an excellent range of schools and is within the catchment area of Shobnall Primary and the John Taylor High School (both Ofsted Outstanding), fee paying schools within the locality include Denstone, Repton, Abbotsholme and Derby High School.

The property is approached over a gated private drive through Sinai Park.

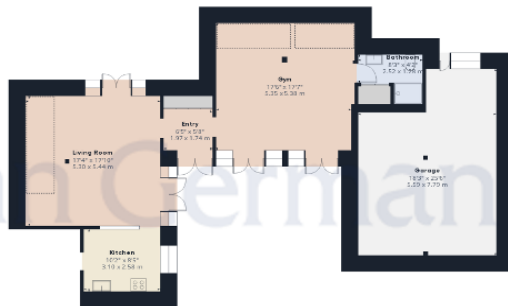




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

5403.61 ft²

502.01 m²

Reduced headroom

155.09 ft²

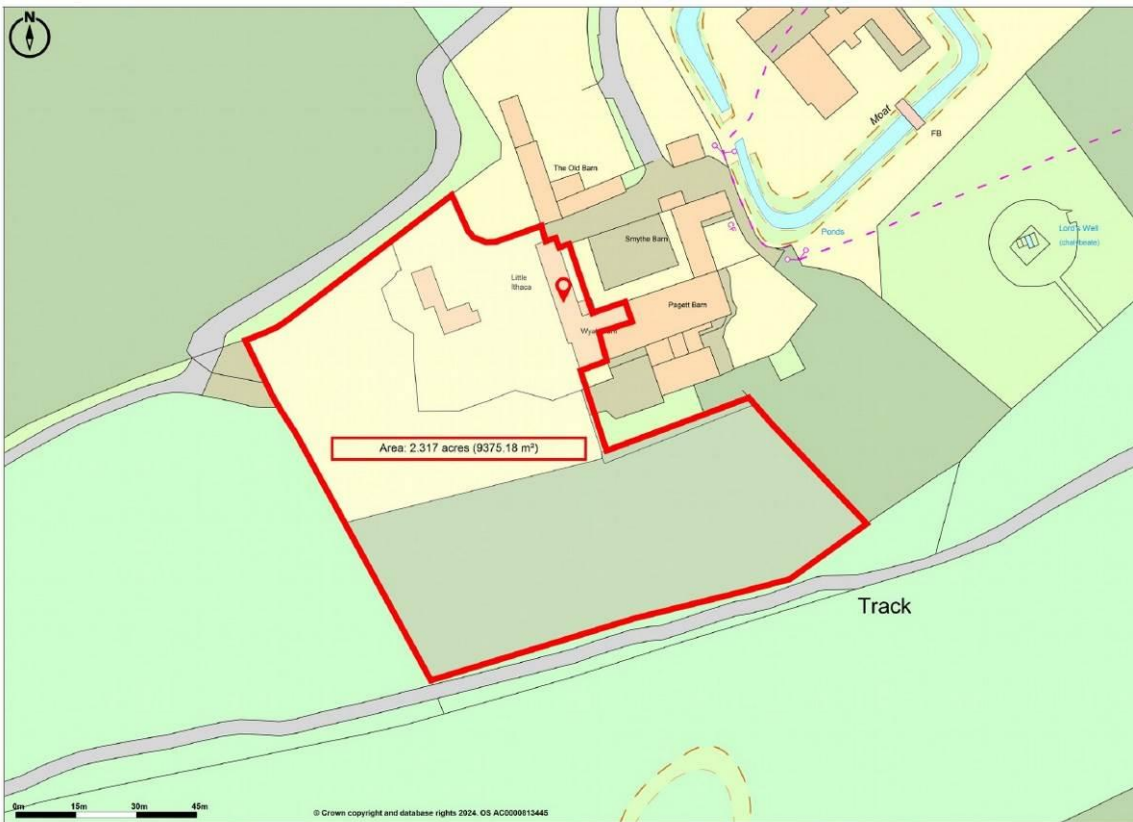
14.41 m²

(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.

GIRAFFE360



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Plotted Scale - 1:1500. Paper Size - A4

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Agents Notes

Access is along a private gated road.

Resident owned management company, annual service charge for maintenance of drive, gates, bio disc and communal landscaping.

Solar panels and air source heat pump for swimming pool and gym.

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

Property construction: Standard

Parking: Extensive parking & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Treatment plant

Heating: Gas

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

Broadband type: Direct Fibre. FTTP - 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.eaststaffsbc.gov.uk

Our Ref: [JGA/23052024](#)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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