

Brookhouse Barn, Brookside

Rolleston-on-Dove, Burton-on-Trent, DE13 9BD



This barn conversion offers an impressive combination of character home with a **BRAND NEW INTERIOR** together with a lovely walled garden. Featuring a light and spacious living room, fully fitted kitchen/diner and two bedrooms it forms part of a charming **SMALL BESPOKE DEVELOPMENT** of the former Grade II listed Brookhouse Hotel in a **PRETTY VILLAGE** close to amenities.

£299,950

John German 

Brookhouse Barn offers a superb blend of character home with the benefits of a brand new interior in the centre of this pretty village location. The barn enjoys a lovely secluded position to the rear of the development, a peaceful spot but with all the benefits of being in walking distance to the local shops, pubs and primary school.

The barn is detached with an impressive landscaped walled rear garden with a paved terrace ideal for outdoor entertaining with a path and lawns either side. This light filled accommodation has a large coach house style window that opens into the open plan living room. The superb fitted kitchen/diner has French doors opening out to the walled gardens and is well appointed with a range of base and eye level units and integrated appliances including, oven, hob, extractor, fridge, freezer, dishwasher and washing machine, making this a home you can move straight into and enjoy. There is an inner hall which leads through to a new bathroom and onto a ground floor double bedroom. Stairs from the hall lead to a lovely bedroom with revealed beams adding to the character feel. There are two parking spaces at the rear of the walled garden.

Warranty: 6 year architects certificate.

To view this amazing home please contact the office on 01283 512244 to book an appointment. The development will also feature 7 beautiful character apartments and three mews homes, for more information please call.

Agents note: The development is of the former Grade II Listed Brookhouse Hotel.

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

Property construction: Standard

Parking: Two spaces

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

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

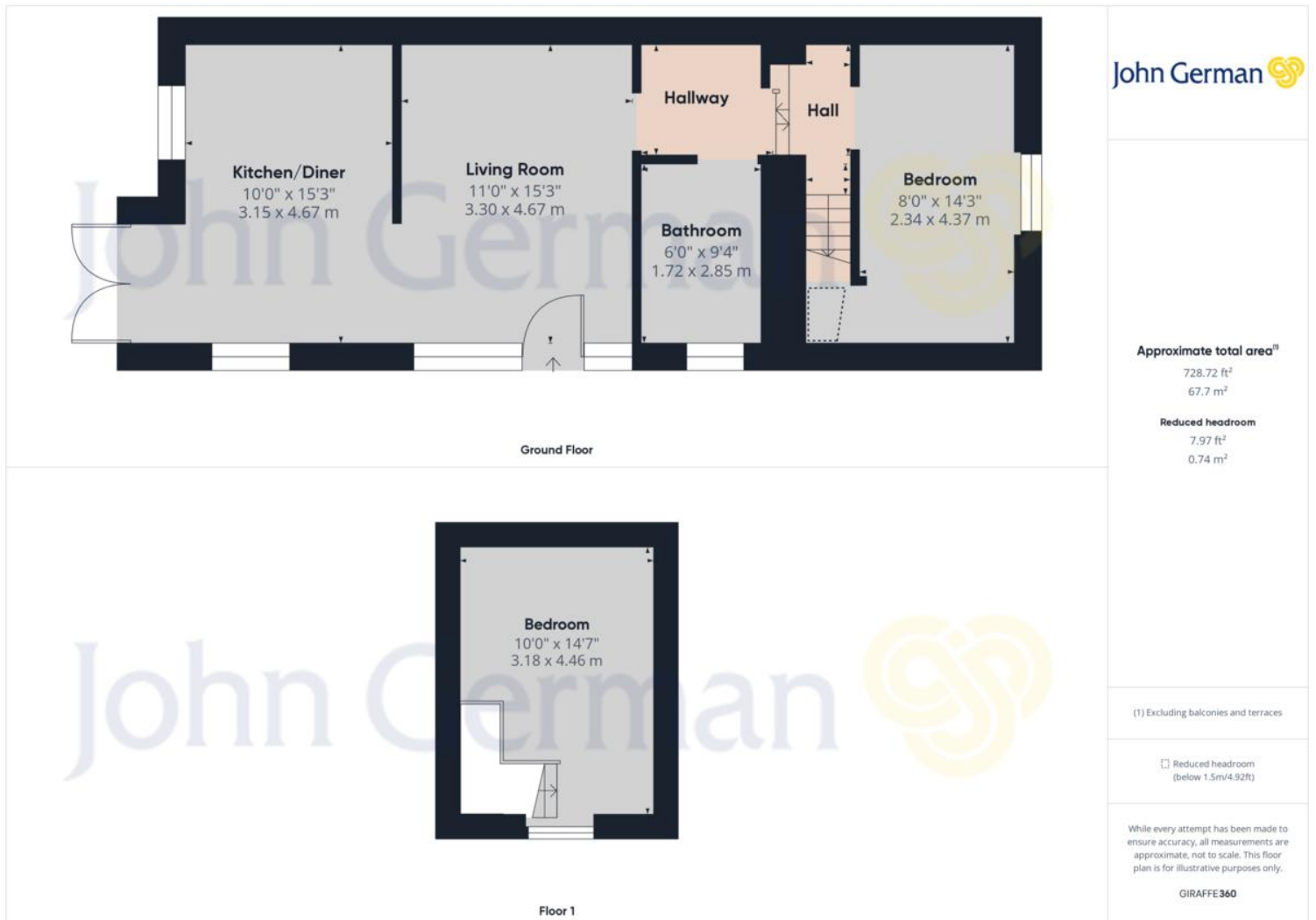
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/17072024

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.







Score	Energy rating	Current	Potential
92+	A		100 A
81-91	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

Agents' Notes
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees
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.
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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent