



Shannon, Kingstanding, Needwood, DE13 9PE



Set within an exclusive gated development is Shannon, a individual character barn conversion showcasing a wealth of character throughout, four excellent double bedrooms and an enviable setting overlooking open countryside to the rear. Having been converted by an independent local builder in 2019, Shannon offers an exceptional standard of finish throughout to include a Neptune kitchen, Villeroy & Boch bathroom suites and solid oak flooring, complemented by generously proportioned interiors featuring a wealth of beautifully retained character features. With much care and attention paid to every aspect of the quality finish, Shannon

offers the appeal of a character barn with the practicalities of a recently converted home.

The generously proportioned interiors comprise briefly breakfast kitchen with utility, two generous reception rooms, inner hall and cloakroom to the ground floor, with four bedrooms to the first floor serviced by a master en suite, dressing room and family shower room. All four double bedrooms feature vaulted ceilings with exposed trusses and beams, and the rear of the property enjoys magnificent views over surrounding countryside. Outside, the property benefits from private parking, a single garage and further visitors parking, and

landscaped gardens extend to a generous size offering an idyllic space for outdoor entertaining.

Boasting a fascinating history, the location date back to 1700s where they were originally the royal hunting lodge for King George IV. During World War II, the area was occupied by the American military and Lancaster Bombers were refuelled nearby, inspiring the title of Shannon which has been given as a tribute to one of the Lancaster pilots who flew with the renowned 'Dambusters' 617 Squadron.

Kingstanding lies within the hamlet of Needwood, an area renowned for its rolling countryside, superb schooling and accessibility to nearby commuter routes and amenities. The local villages of Yoxall, Barton under Needwood and Abbots Bromley all offer superb amenities including general stores, boutique shops, pubs, post offices and more, with more comprehensive amenities available in the market towns of Burton and Uttoxeter or the Cathedral City of Lichfield. The local school catchment includes Needwood Primary School and John Taylor High in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and there are an excellent range of Independent schools within close reach including Denstone, Repton and Lichfield Cathedral.

Locally, leisure pursuits can be found at the FA's St Georges Park where there is a gym, spa, restaurant and bar and at Hoar Cross Hall Day Spa and members only gym, and the market town of Burton on Trent is home to additional shopping centres, restaurants and a cinema. Rail stations in Burton and Lichfield provide links to Birmingham and London, the property is well placed for access to the A50 and A38 and the International airports of Birmingham and East Midlands both lies within an easy 40 minute drive.

- Character Barn Conversion
- Exclusive Gated Development
- Exceptional Specification, Stunning Views & a Wealth of Character
- Neptune Kitchen with Integral Appliances
- Two Spacious Reception Rooms
- Inner Hall, Utility & Cloakroom
- Four Double Bedrooms
- Master Dressing Room & En Suite
- Contemporary Shower Room
- Private & Visitors Parking
- Landscaped Gardens with Far-Reaching Views
- Idyllic Countryside Setting
- 'Outstanding' School Catchment Area
- Well Placed for Amenities & Commuter Routes





From the driveway, double doors open into:

Breakfast Kitchen 5.13 x 4.93m (approx. 16'10 x 16'2)

This bespoke designed kitchen comprises a luxurious range of Neptune wall and base units with quartz worksurfaces over, housing an inset Belfast sink, integral dishwasher and recess housing a Rangemaster dual fuel stove with extractor above. An island unit provides further workspace, storage and a breakfast bar and there are double doors opening out to the rear gardens enjoying countryside views beyond. The kitchen has oak flooring and doors opening to the **Dining Room** and:

Utility Space

A useful room having a fitted unit housing space for a washing machine, with further space for an American fridge freezer, oak flooring and housing the wall mounted boiler

Dining Room 5.31 x 4.72m (approx. 17'5 x 15'6)

A spacious reception room being large enough to accommodate a family area also, having double doors out to the rear gardens, a window to the side, oak flooring and exposed beams. Oak steps rise to:

Inner Hallway

With oak flooring, staircase rising to the first floor and doors into the **Cloakroom** and:

Lounge 7.21 x 5.16m (approx. 23'8 x 16'11)

Extending to a superb size, this beautifully presented reception room has windows to the side, a door and windows out to the front, oak flooring and exposed beams

Cloakroom

Fitted with a traditional Villeroy & Boch suite having wash basin set to vanity unit and low level WC, with oak flooring, a heated towel rail and a window to the side



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	75 C
39-54	E		
21-38	F		
1-20	G		



An oak staircase rises to the **First Floor Landing**, having vaulted ceilings, exposed beams and windows to the side. Doors lead into:

Master Suite 5.15 x 4.9m (approx. 16'10 x 16'0)

A most impressive principal bedroom showcasing exposed beams and vaulted ceilings, a range of fitted wardrobes and windows to the rear overlooking idyllic views. A door opens into:

Dressing Room 2.54 x 2.44m (approx. 8'4 x 8'1)

The dressing room has been fitted with a range of storage, a window to the rear enjoys tranquil views and there is plumbing for a bathtub if desired. Leading into:

En Suite

Comprising a Villeroy & Boch suite having wash basin set to vanity unit, low level WC and walk in shower, with Villeroy & Boch tiled flooring and walls, a chrome heated towel rail and a window to the front

Bedroom Two 3.78 x 3.14m (approx. 12'4 x 10'3)

A spacious double room having windows to two sides, vaulted ceilings and a wealth of exposed beams and trusses

Bedroom Three 4.45 x 3.73m (approx. 14'7 x 12'3)

Having windows to the side and impressive exposed beams

Bedroom Four 3.73 x 3.73m (approx. 12'3 x 12'3)

Another double bedroom having exposed beams and a window to the side

Shower Room

Comprising a modern Villeroy & Boch suite having wash basin set to vanity unit, low level WC and double shower, with Villeroy & Boch tiled walls and flooring, fitted vanity unit and a chrome heated towel rail









Outside

Shannon is set within the exclusive Kingstanding development, formed by a collection of bespoke barn conversion and character homes which were converted in 2019. Electric gates open into a lengthy driveway which leads between stunning countryside to the barns, where there is a tarmac area allowing for visitors parking. A private block paved driveway to the front of Shannon offers private parking for three vehicles as well as access into:

Single Garage 4.74 x 2.61m (approx. 15'6 x 8'6)
Having power, lighting, manual double entrance doors and useful storage to the eaves. A door leads into the rear gardens

Landscaped Gardens

Generous private gardens lie to the rear aspect enjoying a most picturesque outlook over farmland and countryside. The garden is laid to a flagstone terrace leading onto neatly maintained lawns, and mature hedged to the boundaries provide privacy. There is exterior lighting, water and power and the gardens offer an idyllic space to appreciate the peaceful rural setting



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.