



Chestnut Barn & Sycamores, Copperfields Mews, Tatenhill, DE13 9FT



Set within an exclusive courtyard development is Chestnut Barn and Sycamores, an immaculately refurbished detached barn conversion style home benefitting from contemporary open plan living and landscaped gardens. Formerly being two semi detached properties, Chestnut Barn & Sycamores has been remodelled to create one large single storey home, offering the flexibility to convert back into two properties in the future. The property was completed in 2020 and has since been upgraded and refurbished throughout to an exceptional standard, including Amtico flooring and

bespoke shutters throughout, a bespoke Neptune kitchen and two refitted shower rooms. The interior comprises briefly reception hall, stunning open plan dining kitchen and dual aspect lounge, with two bedrooms and a shower room set to each end of the barn. Outside, there is parking for around six vehicles to two private driveways, and the property enjoys a secluded and beautifully landscaped garden plot within the exclusive gated courtyard of Copperfield Mews. Chestnut Barn & Sycamores are serviced by LPG gas central heating (via two separate boilers) and hardwood double glazed windows, and a planning condition details that only

buyers over the age of 55 are permitted to purchase the property.

Tatenhill is a delightful village home to a historic church, village hall and a traditional village pub, all just surrounded by rolling Staffordshire countryside where walking, cycling and equestrian pursuits can be enjoyed. Local amenities are available in the nearby village of Barton under Needwood, where a doctors, pharmacy, post office, shops, village cafe and additional pubs can be found. The village is situated just south of Burton upon Trent, where access is easily available to the A38 for travel to Lichfield, Derby and

Birmingham. Regional and national rail travel is available from Burton upon Trent, Lichfield and Tamworth, providing direct links to Derby, Birmingham, London and the International airports of Birmingham and East Midlands are both within a short drive. The area is well served by state schools including All Saints Primary at Rangemore and John Taylor High School in Barton under Needwood, with an excellent range of private schools also nearby including Abbots Bromley, Repton and Denstone.





- Contemporary Detached Village Home
- Refurbished to Exceptional Standard
- *Over 55s Only*
- Potential for Two Self Contained Properties
- Open Plan Dining Kitchen
- Stunning Dual Aspect Lounge
- Bespoke Neptune Kitchen with Aga
- Reception Hall, Inner Hall/Study Area & Utility Space
- Four Double Bedrooms
- Two Refitted Shower Rooms
- Beautifully Landscaped Gardens
- Parking for Six Vehicles
- Prestigious Courtyard Setting
- Two Properties ideal for Downsize plus Rental Income
- LPG Gas Central Heating (Shared Tank)
- Council Tax Banding: C (Per Property)
- Well Placed for Local Amenities & Commuter Routes

Reception Hall 4.19 x 1.88m (approx. 13'9" x 6'1")

The front door opens into this spacious hallway, having a double width cloakroom cupboard and Amtico herringbone style flooring which extends throughout the property. Doors open into the third and fourth bedrooms, as well as into:

Open Plan Dining Kitchen 6.55 x 5.7, 4.7m (approx. 21'6" x 18'9", 15'5")

The **Kitchen** comprises a stunning bespoke Neptune kitchen with desert silver quartz worksurfaces over, housing an inset sink with extendable Smeg mixer tap and an integral dishwasher. The cupboards feature interior automatic lighting, and recess house an Aga American fridge freezer and an electric twin oven Aga with hot plate above, both of which are included in the sale. Additional workspace and storage is set to the central quartz topped island, and the kitchen has a window to the front aspect. The **Dining Area** has bifold doors out into the landscaped rear gardens, and a wide opening leads through to:

Stunning Lounge 6.55 x 5.7, 4.65m (approx. 21'6" x 18'9", 15'3")

Another immaculate living space having a feature arched window to the front aspect and bifold doors opening out to the rear gardens. The boiler and plumbing/waste services have been kept in place to allow for the re-installation of a kitchen should the properties be divided again





Hallway 4.7 x 1.8m (approx. 15'4 x 5'11)

Formerly the entrance hall to the second property, this space offers ideal space as a study or for conversion back into a reception hall if the two properties were to be separated. Double doors open to a useful **Utility Cupboard** housing two washer dryers, and further doors lead into:

Master Bedroom 4.34 x 3.53m (approx. 14'3 x 11'6)

A spacious principal bedroom having window to the front aspect

Bedroom Two 4.32 x 2.42m (approx. 14'2 x 7'11)

Currently used as a dressing room, this second double bedroom has a window to the front aspect

Shower Room 2.88 x 1.77m (approx. 9'5 x 5'9)

Refitted with a quality suite having Neptune wash basin set to quartz topped vanity, Roca wall hung WC, bidet handheld shower attachment and walk in shower, with quartz upstands, contrasting herringbone splash backs and tiling to the shower cubicle, a heated towel rail and an obscured window to the rear

Doors from the **Reception Hall** lead into:

Bedroom Three 4.35 x 3.6m (approx. 14'3 x 11'8)

Another generous double bedroom having window to the rear

Bedroom Four 4.37 x 2.45m (approx. 14'3 x 8'0)

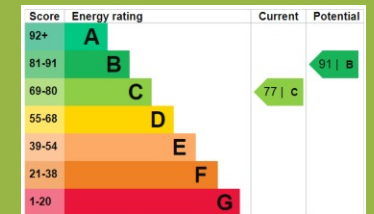
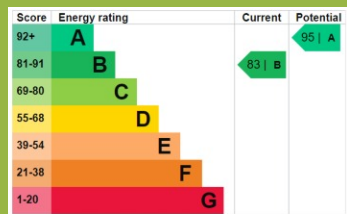
A fourth double room having window to the front

Shower Room 2.64 x 1.8m (approx. 8'7 x 5'10)

Another contemporary shower room having Neptune wash basin set to quartz topped vanity, Roca wall hung WC, bidet handheld shower attachment and walk in shower, with quartz upstands, contrasting herringbone splash backs and tiling to the shower cubicle, a heated towel rail and an obscured window to the rear









Outside

Chestnut Barn & Sycamores lies in the exclusive courtyard of Copperfield Mews, a private gated development set on the outskirts of Tatenhill. There is a driveway to each property, having four spaces next to Chestnut Barn and a further two adjacent to Sycamore. There is exterior lighting and the driveway next to Chestnut Barn houses an electric vehicle charger point which is included in the sale

Landscaped Rear Garden

A block paved terrace is set to the rear of the property, having gated access out onto each driveway, lighting, water points and outdoor power points. Quartz steps rise to the elevated landscaped garden which enjoys complete privacy and a variety of beautifully designed planting including raised borders edged with quartz stones. A secluded seating area lies to one end, and the garden could easily be separated into two if desired

Additional Information

Chestnut Barn and Sycamore were previously constructed and purchased as two properties but have been reconfigured into one larger home (under Building Regulations). Each property is subject to its own utility bills and council tax charges. The properties are on mains drainage, but there is a nominal fee due for a pump



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.