



The Burrow, Drakelow Road, Walton on Trent, DE12 8NB





Set overlooking tranquil South Derbyshire countryside is this exceptional detached barn, enjoying extensive and versatile interiors finished to a luxurious standard, four double en suite bedrooms and a peaceful and secluded setting within this exclusive gated courtyard. Combining both original character features with contemporary finishes, The Burrow is offered with no upward chain and has been thoughtfully designed to create expansive living areas ideal for both entertaining and modern day family life, complemented by a beautiful rural location also offering excellent commuter links. Special attention has been paid throughout to not only

the impressive design but also the functionality offered by the extensive accommodation, and this exquisite home offers an individual opportunity to acquire a property of exceptional standing in this rural yet convenient location.

Opening from the driveway to the rear, a large entrance door leads into the reception hall, featuring impressive vaulted ceilings and oak framed glazing leading to the study. A contemporary oak and glass staircase rises to the first floor bedrooms as well as leading down to the first of the living spaces, a versatile family room with direct access out onto gardens. The central part of the barn is laid to a magnificent

dining and living kitchen, complete with integrated appliances, expansive Quartz worksurfaces and hidden walk in pantries. A second reception room features a contemporary fireplace, and character steps rise to the original part of the barn which offers a third generous reception room with traditional inglenook fireplace. Two staircases rise to the first floor accommodation, the first of which being a wide spiral from the living area of the kitchen. The first floor landing offers potential for conversion into a fifth double bedroom, having a glazed balustrade overlooking a gallery into the kitchen below. Four further double bedrooms are each

serviced by a luxurious en suite, and the principal bedroom suite features a fabulous dual sided walk in wardrobe.

Outside, the plot extends to 0.4 acre and is accessed via electric gates through a shared courtyard, or via a separate driveway which leads to the rear. There is parking and turning space to a private drive at the front, and the gardens are bordered by pleasant countryside with views beyond towards the outskirts of the village. There will be the option for a cashback amount for landscaping of the gardens (to be agreed between the vendor & purchaser).



The Burrow lies on the rural outskirts of Walton on Trent on the edge of an exclusive gated courtyard. The attractive village centre lies a short walk away and is home to facilities including a gastro pub and restaurant, a cricket club and a stunning Church, all within a picturesque Conservation Area bordering the River Trent. A Church of England Primary school within the village feeds into John Taylor High School in Barton under Needwood, both of which maintain Ofsted Outstanding reputation, and there is an array of independent schools nearby including Repton, Lichfield Cathedral, Derby Grammar, Derby High and Twycross.

The local village of Barton under Needwood provides further everyday amenities including a doctors surgery, pharmacy, post office, pubs and shops, and more comprehensive facilities can be found along the A38 in either Burton on Trent or the Cathedral City of Lichfield.

For local leisure pursuits, within walking distance is the newly opened Tuckleholme Nature Reserve, and the Rosliston Forestry Centre offers activities including walking, cycling and activities including falconry, archery and fishing. The location is ideally placed for commuters, having the A38, A50 and M6 Toll close by and rail links from Lichfield and Tamworth give direct access to Birmingham and London (in 80 mins). East Midlands and Birmingham international airports are also both within a 40 minute drive.



- Exceptional Detached Barn Conversion
- 0.4 Acre Plot with Countryside Views
- Superb Specification Throughout
- Exclusive Gated Courtyard Setting
- Magnificent Open Plan Living & Dining Kitchen
- Twin Walk in Pantries
- Drawing Room with Feature Fireplace
- Second Reception Room
- Reception Hall & Oak Framed Study
- Laundry Room & Cloakroom
- Galleried Landing with Stunning Views
- Four Double En Suite Bedrooms
- Master Suite with Dressing Room
- Formal Gardens – Landscaping Cashback
- Two Driveways, Walled Parking to Front
- Ample Space for Detached Garage (STPP)

**Reception Hall** 4.0 x 2.54m (approx. 13'1 x 8'3)

A solid oak entrance door opens from the driveway, leading into this spacious reception hall. A contemporary oak and glass staircase leads to the first floor bedrooms and down to the living space, and the impressive vaulted ceilings feature an exposed brickwork arch and a skylight. Marble finish flooring extends throughout the majority of the living space

**Study** 2.66 x 2.16m (approx. 8'8 x 7'1)

A superb home office space having oak framed glazing, double doors to the front and fitted desk space and shelving

**Family Room** 5.22 x 4.17m (approx. 17'7 x 13'8)

A versatile reception room having doors opening out to the rear gardens and a window to the side. A full height pocket doors leads into:

**Magnificent Open Plan Living & Dining Kitchen**

13.45 x 5.89m (approx. 44'1 x 19'4)

Having been thoughtfully designed to accommodate modern yet practical living, this superb space features windows to the rear overlooking the gardens and views beyond, a luxurious kitchen with integrated appliances and hidden storage, and a large reception room with contemporary feature fireplace being ideal for family living and entertaining







The **Kitchen** is fitted with a comprehensive range of contrasting base, island and full height units featuring expansive Quartz worksurfaces over. There are two sinks, one to the run of base units and one within the island, and a range of quality appliances include a Samsung dishwasher, double Samsung smart ovens with warming drawer and a Franke five burner gas hob with ceiling mounted extractor above. There is plumbing in place for a second dishwasher, and the Samsung American fridge freezer is included in the sale. The island features recessed lighting above as well as pendants over the dual sided breakfast bar, and twin sets of double doors open from the full height units revealing two **Walk in Pantries** with fitted shelving and automatic lighting. the **Living & Dining Room** again showcases views over the gardens and a contemporary gas living flame fireplace is set to one side. A spiral staircase rises to the main landing with gallery above, there is a useful fitted storage cupboard and a g Staffordshire blue brick steps rise to:

**Drawing Room** 12.29 x 5.62m (approx. 40'3 x 18'5)  
Another oversized living space showcasing a wealth of character retained from the original barn. Solid oak flooring extends throughout, doors open out to the gardens from three sides and there are further windows to the front and rear. A brickwork inglenook fireplace houses a traditional gas stove, and the curvature of the spiral staircase features quirky lit recesses

**Laundry Room** 3.96 x 2.16m (approx. 12'11 x 7'0)  
Being fitted with full height and base units with Quartz worksurfaces over, housing an inset Franke sink, washing machine, tumble dryer and space for a fridge freezer or full height larder fridge. A feature window looks into the stairwell and a full height oak wine rack with lighting and shelving borders the staircase rising back up to the kitchen

A door opens into the **Boiler Room** which houses the pressurised water cylinder, two boilers (both of which serve the entire property) and the under floor heating manifold and controls. There is hardwiring in place for CCTV and music systems as required

**Cloakroom** 3.14 x 1.48m (approx. 10'3 x 4'10)  
Comprising a bespoke solid marble free standing wash basin and Villeroy & Boch wall hung WC, with tiled flooring, contrasting wall tiling and an obscured window to the side











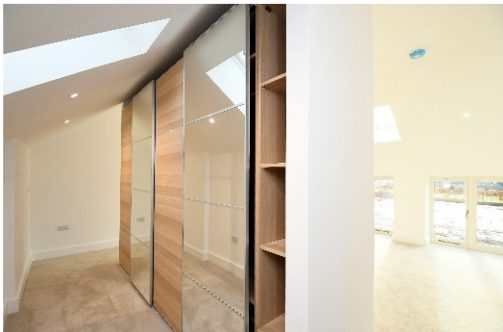
A wide spiral staircase rises to the **First Floor Landing** 5.56 x 5.2m (approx. 18'2 x 17'0) a stunning space having a gallery overlooking the kitchen below with glazed balustrading. Full height windows facing the rear enjoy exceptional views, and there is a range of useful fitted storage space including a drinks station with running water and fitted storage. The size of this space and plumbing facility offers potential for conversion into a fifth bedroom is desired

**Master Suite** 5.93 x 5.23m (approx. 19'5 x 17'1)  
A luxurious space having windows to the front enjoying rural and village views, impressive vaulted ceilings and with skylights and a dual sided **Walk in Wardrobe**, having a range of fitted shelving, having space and storage. A door opens into:

**En Suite Bathroom** 3.78 x 2.33m (approx. 12'4 x 7'7)  
A modern suite comprises Old London vanity, Villeroy & Boch WC and walk in shower, with a freestanding bathtub having double doors opening to a viewpoint allowing for the pleasant rural aspect to be enjoyed from the bath. The en suite has tiled flooring and tiled splash backs, a skylight and a chrome heated towel rail

**Bedroom Two** 4.83 x 3.9m (approx. 15'10 x 12'9)  
Another spacious bedroom having windows to two sides, vaulted ceilings and twin fitted wardrobes. A door opens into:

**En Suite** 3.28 x 2.06m (approx. 10'9 x 6'9)  
Comprising wash basin set to vanity unit, WC and walk in shower, with tiled flooring, tiled walls, a chrome heated towel rail and a skylight





**Bedroom Three** 4.85 x 3.93m (approx. 15'11 x 12'10)  
With a window to the side and twin fitted wardrobes.  
With private use of:

**En Suite** 3.28 x 2.04m (approx. 10'9 x 6'8)  
Fitted with wash basin set to vanity unit, WC and walk in shower, with tiled flooring, tiled walls, a chrome heated towel rail and a skylight

A door opens from the principal bedroom onto a second **Landing**, where the oak and glass staircase leads down to the **Reception Hall** and into the:

**Bedroom Four** 5.28 x 3.56m (approx. 17'4 x 11'8)  
A fourth double bedroom suite having dual aspect windows, vaulted ceilings and a double fitted wardrobe. Ideal as a child's bedroom, there is a quirky climbing wall to one side and a door opens into:

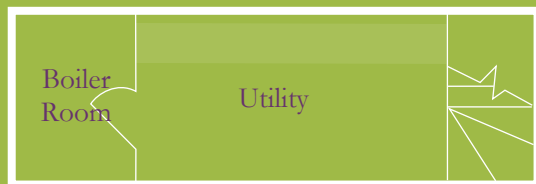
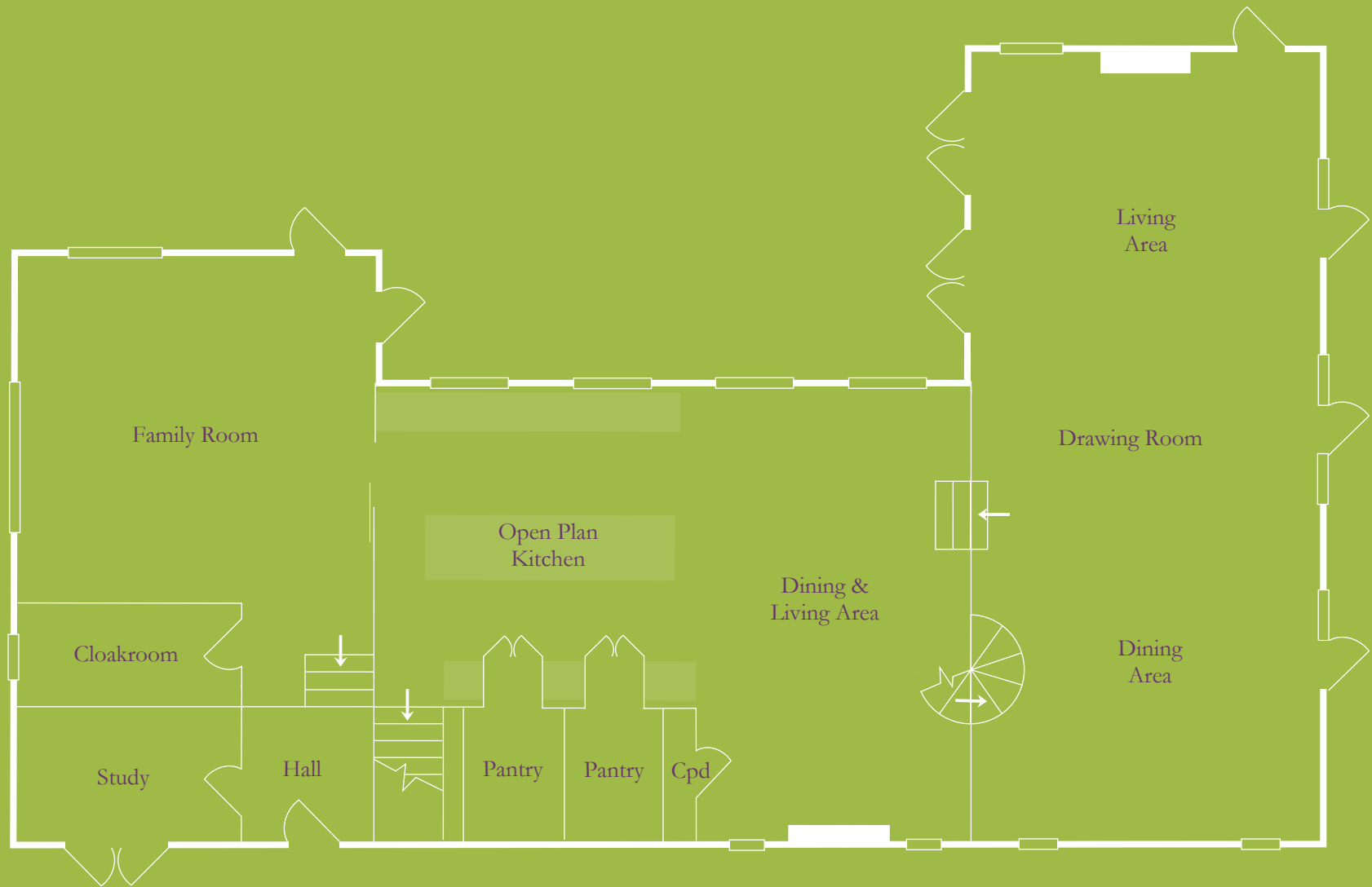
**En Suite** 3.18 x 2.16m (approx. 10'5 x 7'0)  
Comprising a modern suite having wash basin set to vanity unit, WC and walk in shower, with tiled splash backs, tiled flooring, a chrome heated towel rail and a skylight



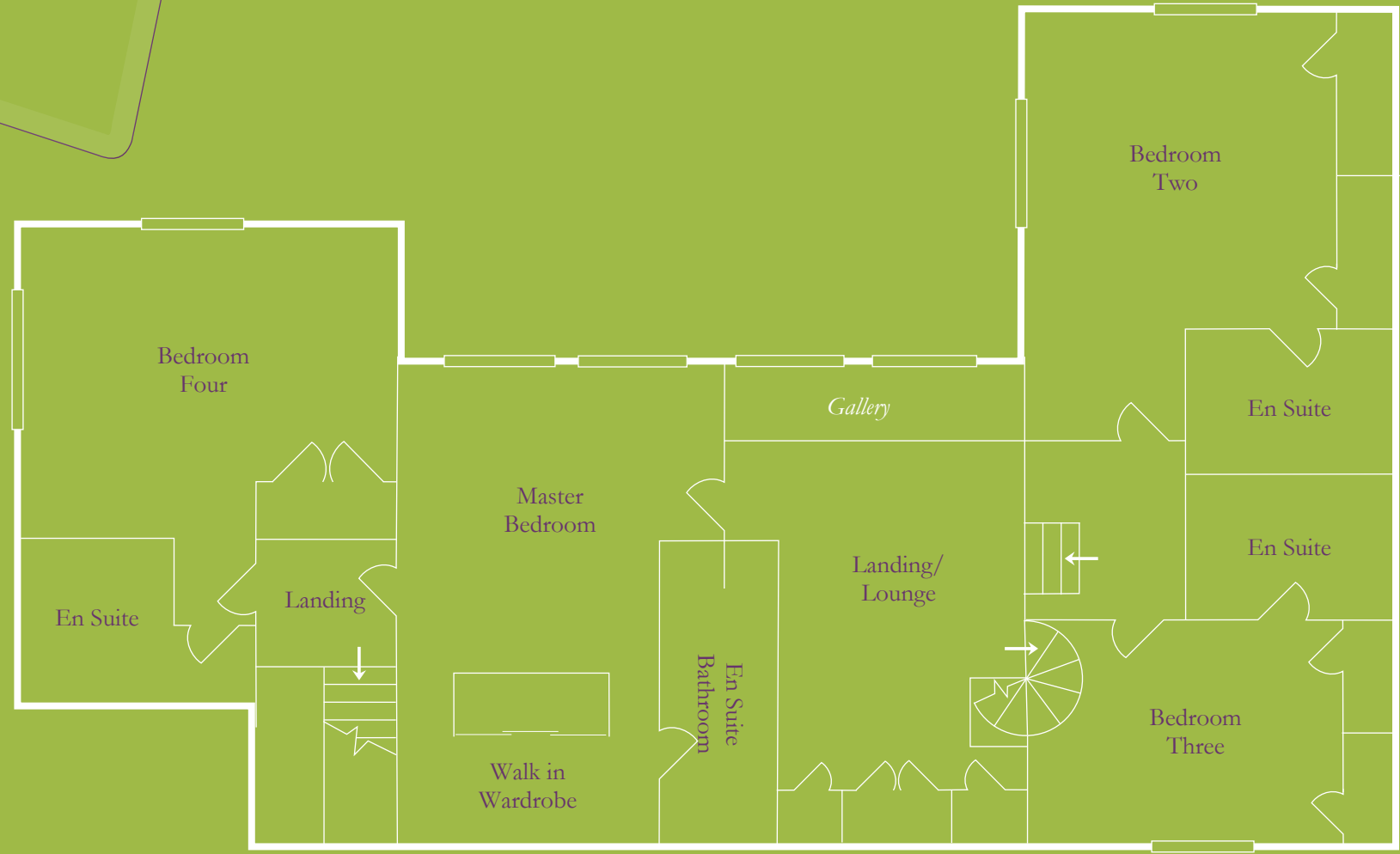
















### Outside

Secure electric gates open from Drakelow Road to a lengthy tarmac driveway leading into the courtyard. The Burrow lies to the top of the development, having a walled entrance and driveway providing parking and turning space for a number of vehicles, and there is access down either side leading into the gardens. Alternatively, the property has a right of way over a second driveway to allow for parking at the rear aspect, where there is ample space to build a detached garage/coach house subject to relevant planning permission

The gardens extend to **0.4 Acre**, overlooking tranquil countryside views to the side and rear. There is ample space for landscaping as desired, and a landscaping cashback is available by negotiation with the vendors to finish the exterior space. The Burrow benefits exterior power, lighting and water to both the front and rear aspects



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.