



Olde Beards Barn, Cadley Hill Farm, Cadley Hiull, Castle Gresley, DE11 9EL



Residing within the exclusive rural courtyard of Cadley Hill Farm is Olde Beards Barn, a charming barn conversion showcasing three excellent double bedrooms, well proportioned and characterful interiors and delightful cottage gardens including a versatile outbuilding. Being offered with the benefit of no upward chain, Olde Beards Barn enjoys a tranquil setting with open countryside views whilst being well placed for local amenities and commuter routes.

Well presented interiors comprise central

reception hall leading into the dual aspect sitting room with feature fireplace and a bespoke farmhouse dining kitchen, with a cloaks cupboard and guests WC also accessed from the hallway. Three double bedrooms and a family bathroom are set to the first floor, with the master also having a private en suite and two of the bedroom benefitting from fitted wardrobes.

Outside, the barn is approached via a private drive where there is a single garage and allocated parking to both the front of the

property and garage, and steps rise to a pretty fenced courtyard to the front aspect. Extending to a generous size and enjoying an excellent degree of privacy, the rear garden offers an attractive space to enjoy both the rural views and peaceful surroundings, as well as having a superb detached outbuilding offering a multitude of potential uses. Olde Beards Barn is serviced by double glazed windows, LPG central heating and a private sewage treatment plant.

Olde Beards Barn is set within the private community of Cadley Hill Farm, a rural courtyard home to seven character conversions. Immediate amenities can be found within a few minutes drive including shops, pubs and supermarkets, with the town centres of Swadlincote and Burton on Trent both offers comprehensive facilities.

Ideally placed for outdoor leisure pursuits, rural walks can be enjoyed from the property's doorstep in both surrounding countryside and nearby Coronation Park, and Rosliston Forestry Centre with its range of woodland walks and activities is 3 miles away.

A location well connected for commuters, and A38, A444 and A50 can all be reached within a few minutes leading to commercial centres including Birmingham, Ashby and Tamworth, and a train station in Burton on Trent provides regular and direct regional rail links.

- Individual Barn Conversion
- Offered with No Upward Chain
- Exclusive Courtyard Location
- Tranquil Countryside Setting with Views
- Characterful Sitting Room
- Bespoke Farmhouse Dining Kitchen
- Reception Hall & Cloakroom
- Three Generous Double Bedrooms
- En Suite & Family Bathroom
- Secluded Rear Gardens
- Versatile Outbuilding - Ideal Home Office/Workshop/Store
- Single Garage & Parking
- Far-Reaching Rural Views
- LPG Central Heating & Double Glazed Windows





Reception Hall 4.7 x 3.1m (approx. 15'5 x 10'1)
 A crittall style entrance door opens into this spacious hallway, having limestone flooring, cast iron radiator, stairs rising to the first floor accommodation with storage beneath and traditional panelling. A door opens to a useful cloaks storage cupboard housing the boiler, with double doors leading into:

Sitting Room 5.73 x 4.78m (approx. 18'9 x 15'8)
 A generously proportioned dual aspect lounge, having a window to the front, French doors opening out to the rear gardens, oak flooring and exposed ceiling beams. An ornate carved stone fireplace houses an LPG fired stove

Farmhouse Dining Kitchen 5.65 x 4.14m (approx. 18'6 x 13'7)
 Another spacious dual aspect room, having windows to the front and rear and a stable door opening out to the rear gardens. The **Kitchen** is fitted with a range of bespoke wall and base units with granite work surfaces over, housing an inset Belfast sink and spaces for a range cooker, dishwasher, washing machine and fridge freezer. There is a wealth of character through stone flooring, exposed brickwork and beams, and the worktops extend to one side to create an oak Butchers block

Cloakroom
 A door opens from the hallway to this guests WC, having fitted wash basin and WC, with tiled flooring and a window to the rear



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Stairs rise to the first floor **Landing** 3.5 x 2.8m (approx. 11'6 x 9'1), having a window to the front, ornate cast iron radiator and character doors opening into:

Master Bedroom 4.48 x 3.63m (approx. 14'8 x 11'11)
A spacious principal suite having a window to the front with a pleasant courtyard outlook, ornate cast iron radiator, a range of fitted wardrobes and storage and private use of:

En Suite 2.87 x 1.88m (approx. 9'5 x 6'1)
Comprising pedestal wash basin, WC and double shower, with tiled flooring, half tiled walls, an obscured window and a heated towel rail

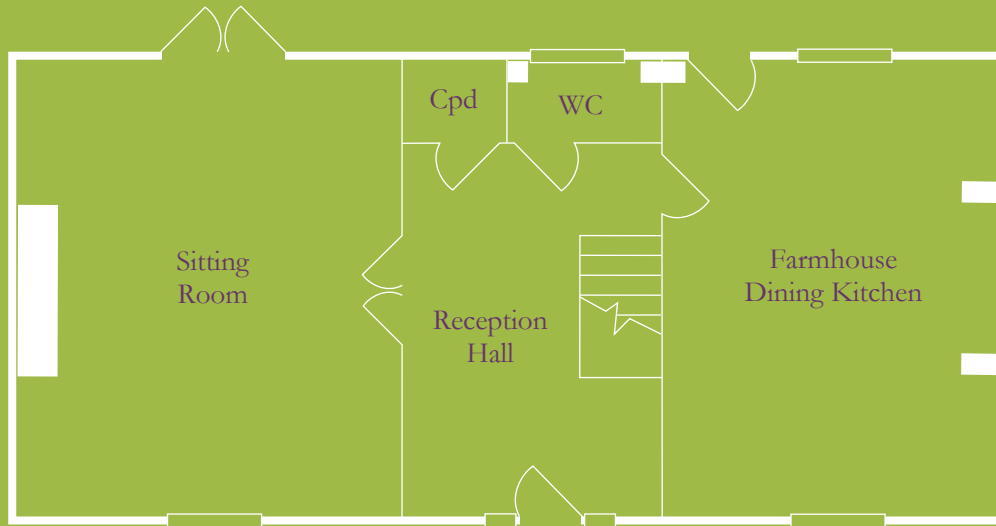
Bedroom Two 4.73 x 3.03m (approx. 15'6 x 9'11)
Another double room having fitted wardrobes and a window to the rear overlooking the gardens and views beyond

Bedroom Three (approx. 5.34 x 2.58m (approx. 17'6 x 8'5)
Another generous double bedroom having a window to the front

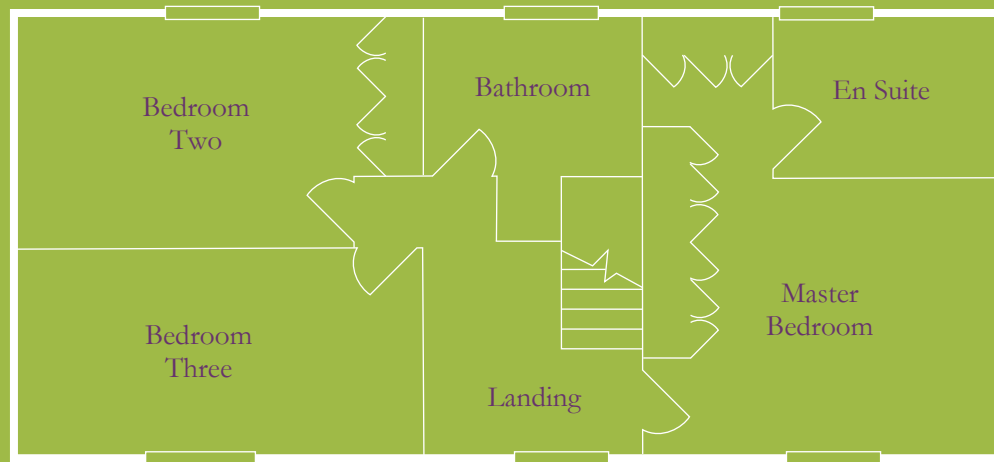
Bathroom 2.8 x 1.96m (approx. 9'1 x 6'5)
Fitted with a traditional suite having pedestal wash basin, WC, roll top bathtub and separate shower, with tiled flooring, half panelling to walls, an obscured window and a heated towel rail



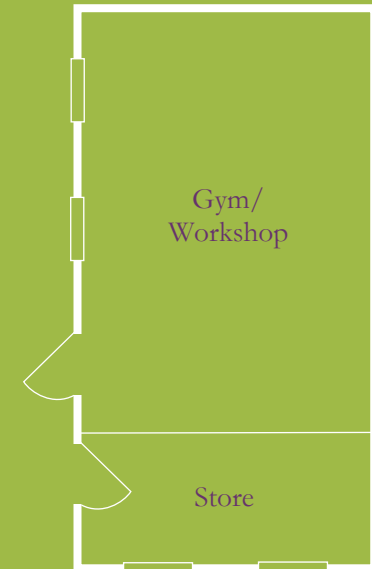




Ground Floor



First Floor



Outbuilding



Outside

Old Beards Barn enjoys an exclusive setting within a private courtyard approached via a lengthy driveway. Within a separate block there is a **Single Garage** with parking to the fore, and steps rise to a beautifully tended **South Facing Courtyard** to the front giving access to the reception hall. The EV charging point is included in the sale

Rear Garden

Extending to a generous size, the rear garden enjoys complete privacy and is laid to a large terrace and lawns edged with mature beech hedging. There is a further terrace to the top of the garden presenting a charming space for outdoor entertaining whilst overlooking rural views to the side and over a small garden pond, and adjacent to the property is an ornate veranda with glass roof

A arbour and gate lead to a gravelled area housing a versatile brick **Outbuilding** 5.34 x 3.48m (approx. 17'6 x 11'4) with separate **Store** 3.4 x 1.55m (approx. 11'1 x 5'0) currently used as a gym and workshop. This space is ideal for conversion into a home office or exterior living space, and a further seating area to the rear of the workshop enjoys pleasant views over fields to the rear

Please Note: the barn is located within a private community managed by the residents. An management charge of £20pcm is applicable. The barn is also serviced by a private sewage treatment plant shared between 7 properties



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.