



Holm Barn, 1 Swarbourn Mews, Bond End, Yoxall, DE13 8NH

Forming part of the select Swarbourn Mews is Holm Barn, a delightful four bedroom barn conversion with no upward chain, holding a prime position overlooking open farmland to the front. Set beyond a gated entrance shared with two other barn conversions, Holm Barn offers generously proportioned and immaculately maintained interiors showcasing a wealth of character, alongside the potential to remodel where desired. Four double bedrooms are serviced by two bathrooms with all bedrooms enjoying open rural views to the front, and an established garden plot totalling 0.3 acre includes secure parking beneath a car port and both landscaped formal gardens and a grass paddock bordering open farmland.

The first of two reception halls opens to the front aspect, leading in turn to the dining room, dining kitchen and utility/cloakroom, with a magnificent 31' lounge featuring a character inglenook with open fire. Two staircases rise to the first floor accommodation where there are four double bedrooms serviced by a family bathroom and shower room, with the four bedrooms being connected by a door between bedrooms three and four. Outside, the secluded plot extends to a superb 0.3 acre having an enclosed, landscaped garden, further cottage gardens to the front and rear and a superb grass paddock set to the rear of the car port, overlooking pleasant farmland views. Beneath a Dutch barn style car port there is

secure parking for a number of vehicles, and Holm Barn is serviced by mains gas central heating, mains drainage and double glazed windows.

Holm Barn is set on the borders of the charming and popular village of Yoxall, offering an excellent range of amenities including a health centre, shops, Post Office/general store, St Peter's church and a pub all within a short walk of the barn. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor Secondary in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and the John Taylor

Free School also lies within a short drive. Yoxall is well placed for access to nearby towns and cities via the A38, A515 and A50, rail services from Lichfield provide regular and direct links to Birmingham and London and the International airports of Birmingham & East Midlands are both within an easy drive. With rolling Staffordshire countryside on the property's doorstep, there are many rural walks accessible from the property, with leisure facilities including Hoar Cross Hall, The Deer Park Farm Shop and the FA's St George's Park all being within a few minutes drive.



- Characterful Barn Conversion
- Offered with No Chain
- Private Gated Setting with Open Views
- Wealth of Character & Accommodation
- Two Spacious Reception Rooms
- Breakfast Kitchen & Utility/WC
- Front & Rear Hallways
- Four Double Bedrooms
- Bathroom & Shower Room
- Gated Entrance, Car Port & Ample Parking
- Landscaped Garden to Front & Side
- Additional Paddock with Far-Reaching Views
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Amenities

A pathway leads to the front door, opening in turn into the **Entrance Hall** where there is access into the **Breakfast Kitchen**, **Utility/WC** and:

Dining Room 4.7 x 3.17m (approx. 15'5 x 10'4)

A spacious reception room having windows to the rear aspect and a wealth of exposed beams. A door opens into:

Lounge 9.6 x 4.74m (approx. 31'7 x 15'6)

Providing an alternative entrance to the property from the central courtyard, having stairs rising to the first floor accommodation, windows to the rear and a double width storage cupboard. Doors open into the **Kitchen** and:

Lounge 9.6 x 4.74m (approx. 31'7 x 15'6)

A magnificent and characterful living room having dual aspect windows, arched double doors opening out to the front aspect and a wealth of exposed beams. A brickwork inglenook houses an open fireplace

Breakfast Kitchen 3.8, 2.8 x 3.4m (approx. 12'5, 9'3 x 11'2)

A range of wall and base units house an inset sink with side drainer, space for a fridge freezer and integrated appliances including double oven and electric hob. There is a window to the front enjoying farmland views, and the kitchen has tiled flooring, exposed beams and a useful fitted cupboard beneath the stairs

Utility/WC 2.42 x 1.45m (approx. 7'11 x 4'8)

With a window to the front, a fitted WC and base units housing an inset sink and spaces for a washing machine, tumble dryer and fridge





The first of two staircases rises from the **Lounge** to the **First Floor Landing**, having a window to the rear and doors opening into two of the four bedrooms. A door between the third and fourth bedrooms connects the two sides of the property, and the second landing has a skylight and a further staircase leading down to the **Rear Hall**

Master Bedroom 5.03 x 3.6m (approx. 16'6 x 11'10) – max

A double room having fitted wardrobes and windows to two sides enjoying garden and farmland views

Bathroom 1.97 x 1.87m (approx. 6'5 x 6'1)

Fitted with a modern suite having wash basin set to vanity unit, WC and bathtub with shower attachment, having tiled splash backs, a chrome heated towel rail and a skylight

Bedroom Three 4.73, 2.75 x 4.63m (approx. 15'6, 9'0 x 15'2)

Another double room having vaulted ceilings with beams, a window to the front and a skylight. A door opens into:

Bedroom Four 4.76 x 2.83m (approx. 15'7 x 9'3)

A fourth double room having dual aspect windows and a door onto the second **Landing**

Bedroom Two 4.75 x 3.8m (approx. 15'6 x 12'6)

A generous bedroom ideal as an alternative master bedroom, having a window to the front, a double fitted wardrobe and exposed beams

Shower Room 2.36 x 1.36m (approx. 7'9 x 4'5)

Fitted with a modern suite having pedestal wash basin, WC and walk in shower, with tiled walls, a skylight and double doors to a walk in **Airing Cupboard** housing the hot water cylinder





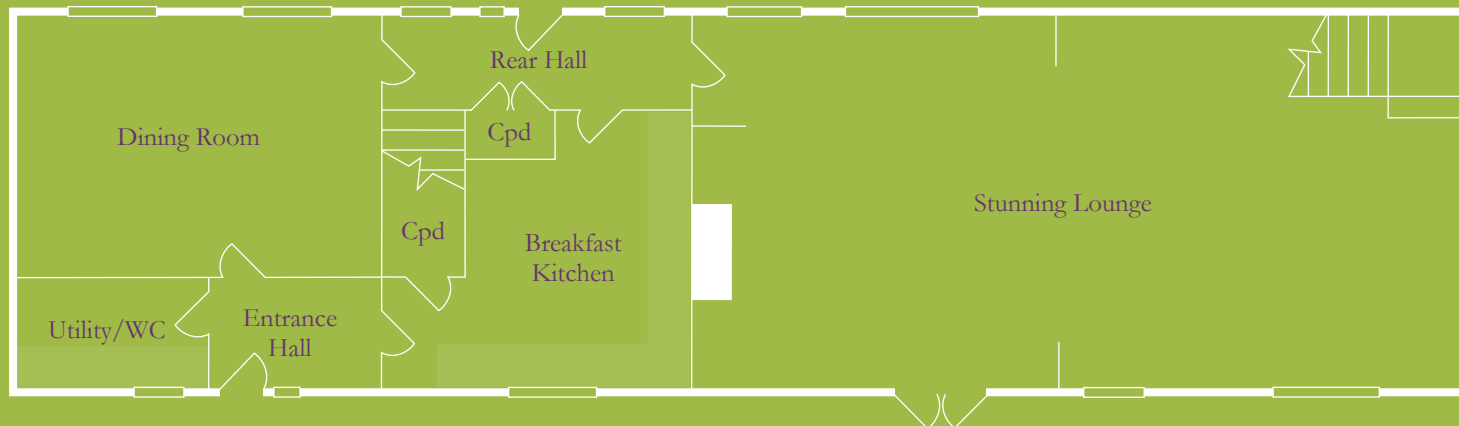




First Floor



Ground Floor



Outside

Private gated access shared with two additional properties opens from Bond End into Swarbourn Mews, a delightful community of three individual barn conversions set on the rural borders of Yoxall. The driveway extends to the rear of Holm Barn, where there is a Dutch barn style **Car Port** 8.9 x 8.78m (approx. 29'2 x 28'9) providing ample covered parking, and there is a further parking space to the side of the car port where two sheds are included in the sale

South-West Facing Gardens

Extending to **0.3 acre**, the versatile plot includes a grass **Paddock** to the rear of the car port, a secluded landscaped garden to the side aspect and well tended **Cottage Gardens** to the front and rear of the barn. The fore gardens are laid to paved terraces and neatly stocked flower beds, with further lawned gardens sent to the rear aspect. A pathway leads to a further **Enclosed Garden** which has been recently landscaped, providing a secluded space for outdoor entertaining and having gated access out onto the drive. To the rear of the car port, the paddock has fenced boundaries to three sides and overlooks far-reaching views to the side over surrounding farmland

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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.