



Whitewood Barn, Sich Lane, Whitewood, Yoxall, DE13 8NS



Enjoying a delightful rural setting in this prestigious hamlet is Whitewood Barn, an exquisite detached countryside residence benefitting from beautifully refurbished and generously proportioned interiors, five luxurious double bedrooms and secluded outside space including ample garaging, a work-from-home space and private formal gardens. Having been refurbished and remodelled to an exceptional standard, Whitewood Barn showcases a wealth of beautifully retained character throughout alongside magnificent open plan living,

traditionally styled bathrooms and a fabulous mezzanine level with a galleried walkway and feature oak and interior glazing. Situated within the select hamlet of Whitewood, the barn enjoys a private entrance along a lengthy driveway and resides within a secluded and tranquil plot overlooking far-reaching views, being ideally situated for both surrounding countryside and local commuter routes and amenities.

The generously proportioned interiors extend over two floors, with an L shaped reception hall providing access off into three versatile reception

rooms, plus the exception living and dining kitchen. functional rooms include a large laundry room, a boot room and two guest cloakrooms, all of which benefit from traditional yet modern fittings. A further mezzanine level offers a fourth reception room or the ideal space for a music room. From the first floor landing there are five double bedrooms and a shower room, with an en suite also servicing the second bedroom. The master suite benefits from a walk in wardrobe and an en suite bathroom, and the fifth bedroom which enjoys feature oak framed

glazing overlooking the living space below has a further walk in wardrobe offering ideal space for conversion into an en suite. Outside, wrap around gardens enjoy plenty of privacy, and there is parking for numerous vehicles as well as a coach house comprising an oak framed twin car port, two garages and a first floor studio, being ideal as a home office. Whitewood Barn is serviced by oil fired central heating, hardwood double glazed windows and a private drainage system.



Set on the rural outskirts of the village of Yoxall, Whitewood Barn benefits from an excellent range of amenities within easy reach including a health centre, post office, shops, newsagent/general store, St Peters church and two pubs. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor High School in Barton under Needwood, and there are excellent independent schools also nearby including Abbotsholme, Repton and Lichfield Cathedral School.

Whitewood Barn 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 (in 80 minutes) and the international airports of Birmingham and East Midlands are both within an easy driving distance.

For leisure pursuits, Cannock Chase and the Peak District are each within a short drive, Hoar Cross Hall and the FAs St Georges Park both lie within a 10 minute drive and offer a members only gym, and equestrian centres in the area include Eland Lodge and Marchington Field.



- Elegant Detached Barn Conversion
- Beautifully Presented & Recently Remodelled
- Tranquil Setting with Countryside Views
- Three Spacious Reception Rooms
- Magnificent Open Plan Living & Dining Kitchen with Gallery above
- Laundry Room & Boot Room
- Two Cloakrooms
- Five Double Bedrooms
- Master Walk in Wardrobe & En Suite Bathroom
- Guest En Suite & Shower Room
- Mezzanine Family Room/Sixth Bedroom
- Far-Reaching Rural Views
- Wrap Around Gardens
- Coach House with Twin Car Port & Double Garage
- Home Office/Studio over Garage
- Hardwood Double Glazing, Oil Central Heating & Under Floor Heating to Part
- 'Outstanding' School Catchment
- Well Placed for Amenities, Commuter Routes & Rail Travel

Reception Hall

Double entrance doors open into this spacious hallway, having a wealth of exposed brickwork, feature galleried staircase rising to the first floor accommodation and limestone flooring which extends throughout the ground floor. Doors open into:

Lounge 6.2 x 5.66m (approx. 19'8 x 18'6)

A beautifully presented reception room having windows to the front and rear aspects, a wealth of exposed beams and a wood burning stove set to a feature inglenook fireplace

Snug/Playroom 4.45 x 3.72m (approx. 14'7 x 12'2)

Another charming reception room having exposed beams, a recessed media cabinet with shutters and double doors opening out to the gardens

Dining Room 5.64 x 4.23m (approx. 18'6 x 13'10)

Showcasing a wealth of character, this formal dining room has dual aspect windows, a wood burning stove set to raised hearth and feature arched alcoves





Open Plan Living & Dining Kitchen 14.08 x 5.46m (approx. 46'2 x 17'11)

A most impressive open plan space formed by a bespoke fitted kitchen, dining area with impressive vaulted ceilings and a spacious living area. The **Kitchen** comprises a range of wall and base units with quartz worksurfaces over, housing a double Belfast sink and integrated appliances including a dishwasher, larder fridge and larder freezer. A central island features solid oak worktops and the kitchen features open shelves, a refuse drawer and an entertaining style breakfast bar to one side. There is space for a range cooker, double doors open out to the front aspect and there is a window to the side. Under floor heating extends into the magnificent **Dining Area**, where vaulted ceilings extend to the galleried walkway above and twin sets of French doors open out to the front and rear aspects. The **Living Room** has dual aspect windows and french doors opening out to the front, and an oak staircase rises to the first floor mezzanine level:

Family Room 5.3 x 4.65m (approx. 17'5 x 15'3)

A versatile space ideal as a further living room or music room, having skylights and oak framed glazing overlooking the kitchen and dining area below. A galleried walkway leads to **Bedroom Five**

Laundry Room 3.92 x 3.44m (approx. 11'3 x 12'10)

A superb utility room fitted with a range of full height and base units with solid oak worksurfaces over, housing an inset Belfast sink, integral dishwasher and spaces for fridge freezer, washing machine and tumble dryer. There is a window to the side and a door opens into:

Boot Room

A useful space having a door opening out to the gardens and a range of bespoke storage and cloakroom hanging space. A door opens into the **Boiler Room** housing the Worcester oil boiler and pressurised water cylinder

Cloakroom

Accessed from the main part of the **Reception Hall**, having Burlington wash stand and WC, with limestone flooring, an obscured window to the rear and a door into a useful walk in cloaks cupboard. A second **Guests WC** can be found from the **Inner Hall**, having wash basin and WC





Stairs rise to the first floor **Landing**, having windows to the front aspect and doors leading into a fitted laundry cupboard and:

Master Bedroom 5.63 x 3.38m (approx. 18'5 x 11'1)
A spacious principal bedroom having dual aspect windows, double doors to a **Walk in Wardrobe** and private use of:

En Suite 2.6 x 2.1m (approx. 8'6 x 6'10)
Comprising Burlington washstand, WC and freestanding bathtub, with tiled flooring, a window to the side and traditional wall panelling

Bedroom Two 4.5 x 4.25m (approx. 14'9 x 13'11)
Having a window to the rear, loft access point and a door opening into:

En Suite 2.24 x 1.6m (approx. 7'4 x 5'2)
Comprising wash basin set to vanity unit, WC and double shower, with tiled flooring, tiled splash backs and an obscured window to the rear

Bedroom Three 5.15 x 4.22m (approx. 16'10 x 13'10)
Another spacious bedroom having window to the rear and a fitted cupboard

Bedroom Four 4.82 x 3.4m (approx. 15'9 x 11'2)
A fourth double bedroom having windows to the rear enjoying rural views

Shower Room 2.53 x 2.22m (approx. 8'3 x 7'3)
Fitted with pedestal wash basin, WC and walk in shower, with tiled flooring, tiled splash backs and a window to the rear

Bedroom Five 5.2 x 4.74m (approx. 17'0 x 15'6)
Another spacious double room having skylights, oak frame glazed overlooking the **Dining & Living Room** below, and a window to the rear. A door opens to a galleried walkway leading over to the mezzanine **Family Room**, and a further door opens into a walk in wardrobe ideal for conversion into an en suite







Ground Floor



First Floor



Outside

From Sich Lane, a lengthy private drive leads to gated access into an expansive parking area also having access into the Coach House, which comprises an oak framed car port and two garages, all having power and lighting. There is gated access into the gardens and further lawned gardens with mature trees are set to one side. A gable porch leads to the front door

Oak Framed Twin Car Port 6.1 x 5.7m (approx. 20'0 x 18'8)

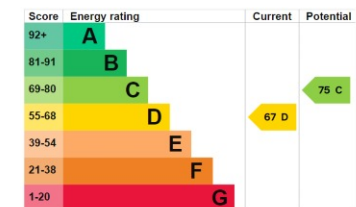
Garage One 5.71 x 3.3m (approx. 18'8 x 10'9)

Garage Two 5.71 x 3.3m (approx. 18'8 x 10'9)

Stairs rise to the first floor where there is a storage cupboard and a door opening into the **Studio/Office** 6.63 x 4.4m (approx. 21'8 x 14'4), being an ideal games room or home office, having skylights and a window to the side enjoying idyllic views

Corner Plot Gardens

Extending to the rear and side of the barn are lawned gardens enjoying complete privacy and plenty of sunlight. There is a small field shelter ideal for smaller livestock, and a gate opens into a further area of garden to the side of the barn provides a delightful area for alfresco dining with double doors leading into the kitchen



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.

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