







Abode Estate Agents are delighted to offer for sale this stunning detached barn conversion, set within an exclusive gated development adjacent to the historic Sinai House. Occupying a prime position on elevated ground, the property enjoys outstanding panoramic views across the beautiful surrounding countryside and beyond.

Originally converted by the highly regarded Cameron Homes—renowned for their premium rural developments—this exceptional residence is nestled within generous, mature gardens and offers an outstanding blend of traditional charm and contemporary elegance.

Approached via electric gates, the property enjoys a spacious block-paved driveway leading to a superb detached triple car barn with an integrated workshop. Additionally, planning permission has been granted for the construction of a further garage and store (Planning Ref: P/2022/00026 – available to view via the East Staffordshire Planning Portal).

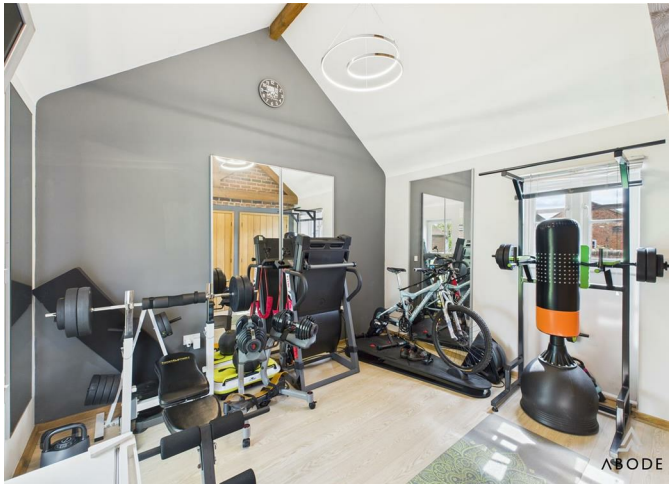


  
**ABODE**  
 SALES & LETTINGS





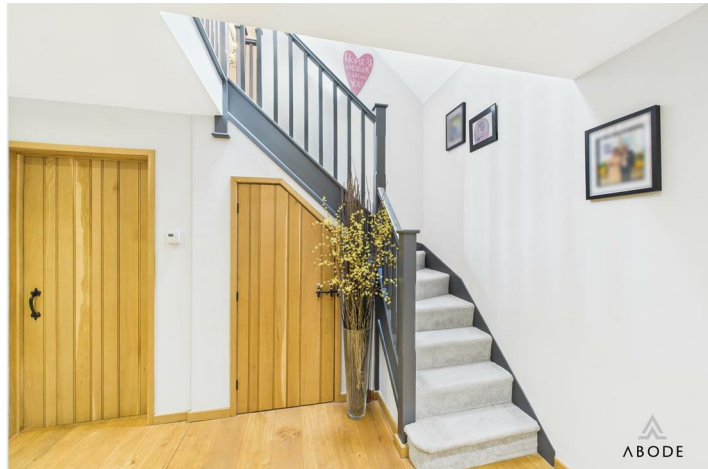
















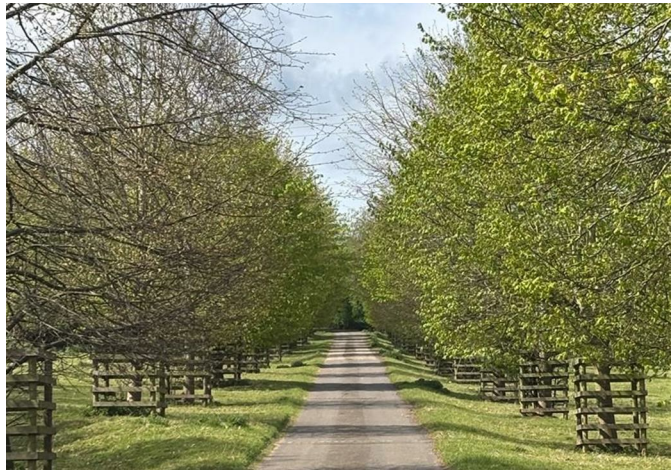
















Floor 0



**Approximate total area<sup>(1)</sup>**

181.34 m<sup>2</sup>

1951.92 ft<sup>2</sup>

**Reduced headroom**

0.79 m<sup>2</sup>

8.5 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

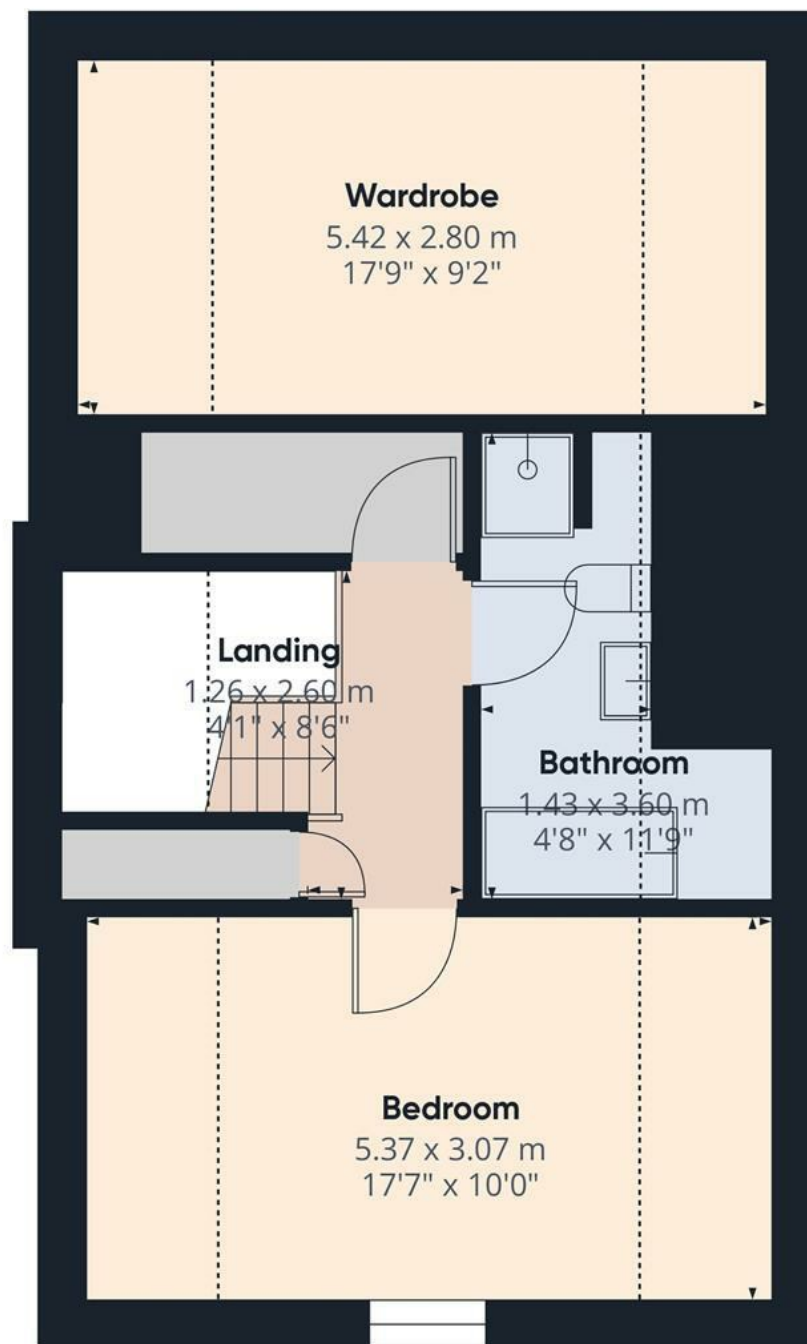
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





Floor 1

**Approximate total area<sup>(1)</sup>**

44.09 m<sup>2</sup>

474.58 ft<sup>2</sup>

**Reduced headroom**

13.41 m<sup>2</sup>

144.4 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

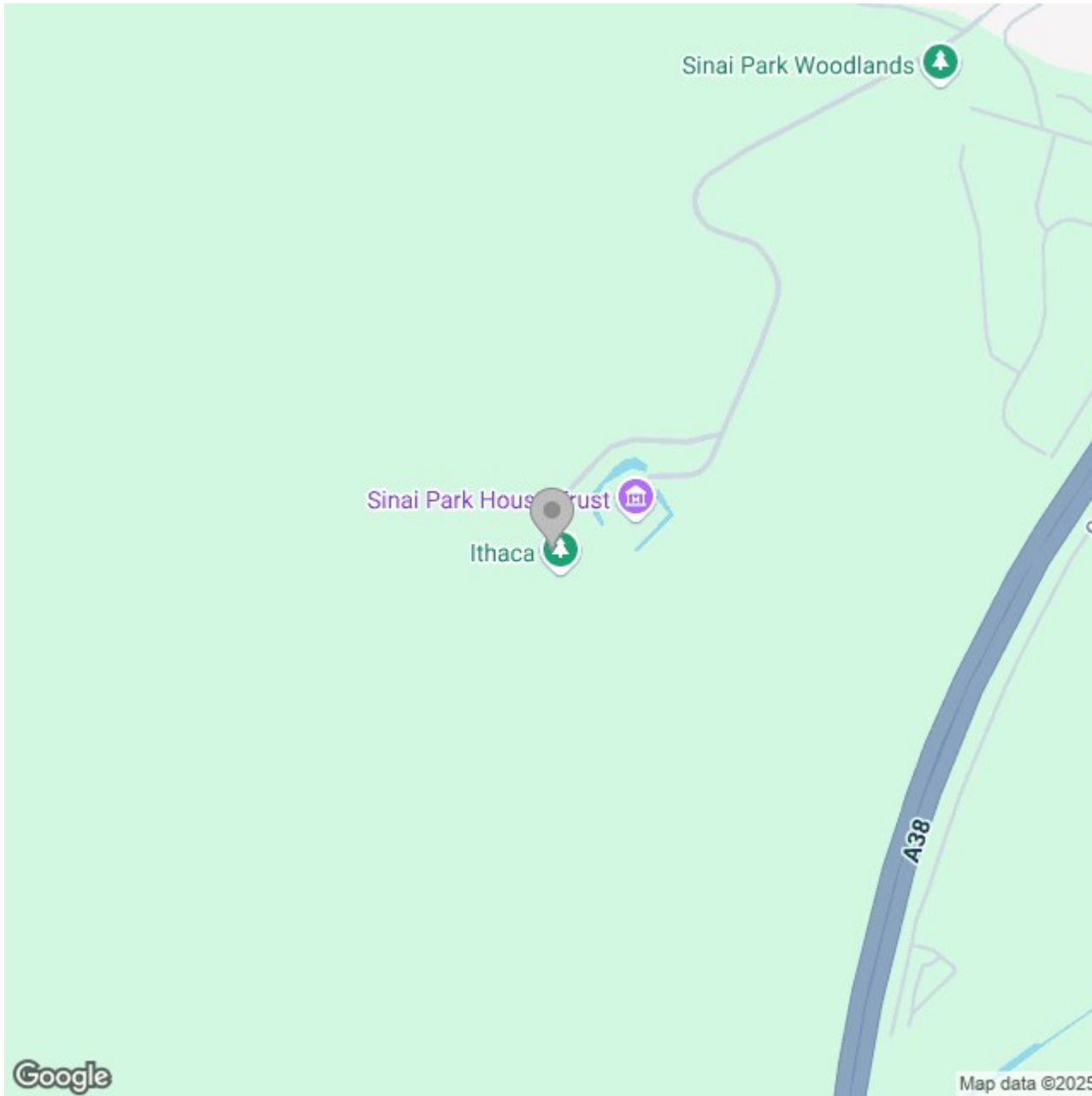
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**GIRAFFE360**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 