



Parlour Barn, Bradnop, Nr. Leek, Staffordshire, ST13 7NF

Offers in the region of £525,000

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Additional land available for purchase through separate negotiation.

"Do the right thing because its right (Immanuel Kant)"

Doing the right thing is not only a moral imperative, but it also leads to remarkable outcomes. Just like this stunning barn conversion, the owners have taken every step to ensure excellence. From the

Denise White's Comments

Parlour Barn is a remarkable example of a barn conversion that has been meticulously restored with a modern touch while still honouring its historical roots. This conversion showcases the possibilities that can be achieved when combining contemporary design with the charm of a traditional barn structure. It serves as an inspiration for those seeking a unique and stunning home that seamlessly blends the old with the new. Parlour Barn is one of two barns, the other being Pastures Barn, which have been sensitively linked to provide two residential dwellings.

One of the key aspects of this project is the careful attention to detail alongside the high specification of fixture and fittings and the celebration of the barn's past. The restoration process involved giving the building a new purpose as a distinctive and one-of-a-kind residence. The architects and designers behind Parlour Barn recognised the potential of the existing structure and transformed it into a show-stopping home that exudes character.

What sets this barn conversion apart is the perfect balance between old and new elements. By preserving and utilising original features, such as reclaimed timber and stone not only adds authenticity but also creates unique features that cannot be replicated in new constructions. The integration of these materials seamlessly blends the past with the present, resulting in a truly captivating aesthetic.

The layout of Parlour Barn was carefully considered and has created the most stunning accommodation space that fits in with modern day's requirements perfectly. The main living accommodation is situated on the first floor, taking advantage of the barn's impressive vaulted ceiling. This open-plan space encompasses the kitchen and dining area, providing a modern, spacious, and a characterful environment. From this vantage point, you can enjoy breath-taking views of the surrounding countryside, further enhancing the appeal of this unique design. The living area is nicely tucked away, providing a beautiful cosy area

with a log burner to truly create that homely feel. It is also open plan enough to use for social occasions to incorporate the kitchen dining areas. To conclude this floor, there is a most useful utility/shower room.

On the ground floor, the barn conversion offers ample space for three double bedrooms, a snug seating area, and a modern family bathroom with a bath and separate shower cubicle. This thoughtful layout ensures that the needs of modern living are met while maintaining the integrity of the barn's original design.

Outside, there is a great garden space which is laid mainly to lawn at present, leading up to a stone raised patio area that is showcased with a dry stone wall and modernised with a glass balustrade design surrounding. You will find a thatched deluxe heated outdoor garden hut ideal for outdoor dining, entertaining, or just relaxing, a hot tub, and a sauna, providing ideal facilities to relish in relaxation within the stunning countryside environment. The property offers ample parking space for multiple vehicles, and there is the potential to acquire additional land through separate negotiations. This additional land could be used to construct a detached garage, subject to obtaining the necessary planning consents.

Furthermore, there is an opportunity to purchase additional agricultural land if desired, which would complement the existing dwelling. Additionally, there is the option to acquire the current "games shack," which would provide a separate access to Parlour Barn from the main road. This presents exciting possibilities for those interested in expanding the accommodation, whether it be for dependent relatives or for generating income through a holiday rental. It also opens doors for equestrian enthusiasts in need of land and stables or individuals seeking a lifestyle change and the opportunity to raise livestock. The potential is limitless, but all plans are subject to obtaining the required planning consents and are available through separate negotiations from Parlour Barn.

Overall Parlour Barn stands a remarkable opportunity to purchase a stunning example of repurposing and restoring historical structures. By honouring the barn's rich history and incorporating modern design elements, this conversion has resulted in a truly exceptional home. The meticulous attention to detail and use of original materials bring an authentic and charming character to the property, seamlessly blending modern comforts with rustic appeal. This alongside the option to purchase more land and the 'games shack' is truly a once in a lifetime purchase !

Location



Resting at the foot of the Peak District National Park, is this luxurious semi-detached barn conversion.

Bradnop is on the outskirts of the thriving market town of Leek with Ashbourne and Buxton a reasonable short drive away, all offering great local amenities including supermarkets, a leisure centre, medical and dental facilities and a range of boutique and independent shops and eateries with easy access to the renowned Peak District National Park. The barn is well positioned in a rural yet accessible location with excellent transport links via the A523. The larger city of Stoke-on-Trent offers a further range of services and good transport links to both Manchester and Birmingham via the M6 Motorway.

There are a number of well regarded primary and

secondary schools in Leek including Leek First School, Westwood First School and Westwood College. St Anslems in Bakewell, voted Tatler Prep School of 2021 and the well regarded Abbotsholme School and Denstone College are within reasonable travelling distance.

Stoke on Trent Train Station provides mainline train services to both Manchester and Birmingham in under an hour alongside Macclesfield Train station. Manchester International Airport is within 30 miles.

The local area holds many other countryside attractions, including the Dovedale Nature Reserve. Here there's a plethora of picturesque views, iconic limestone formations and pathways for walking and cycling. Not forgetting The Roaches, a rocky outcrop carved by wind over the centuries – a great place for walkers, rock climbers and fell runners alike. Meanwhile, Tittsworth Reservoir lies just 10 minutes away, offering various water sports including kayaking, fishing and sailing, as well as an excellent local produce café.

First Floor Accommodation

Entrance Area



A oak staircase with vision glass balustrade leading up into the open plan kitchen and dining area. Ceiling light over stairs, fitted carpet, storage cupboard and access into the shower/utility room.

Open Plan Kitchen-Dining Room

17'6 x 25'06 to dining area narrowing to 18'35
(5.33m x 7.77m to dining area narrowing to
5.49m)



Wooden designed flooring, radiator, double glazed window to the front aspect with Belfast style sink under with central brass effect tap and granite drainer, two skylights and inset spotlighting, exposed wooden beams to vaulted ceiling, two ceiling lights positioned over the kitchen's island, fitted with an extensive range of wall, base and larder units with work granite work surfaces over, granite splash backs and sill, concealed lighting under, integrated BOSCH induction hob and work surface extractor, integrated dishwasher and bins, Bosh electric oven and microwave, space for American style fridge freezer, wine cooler, breakfast island with space for bar stools and additional storage space, wall mounted contemporary style cylinder style radiator. exposed brick feature wall which leads into the lounge.

Dining Space



A clearly defined dining space with the continuation of the wood designed flooring, two central lights over the dining area, double glazed window, exposed wooden beams to the vaulted ceiling, radiator.

Lounge

12'13 x 17'72 (3.66m x 5.18m)



Fitted carpet, exposed brick wall, exposed wooden beams to vaulted ceiling, inset spotlighting, two double glazed windows, two feature barn window, log burner.

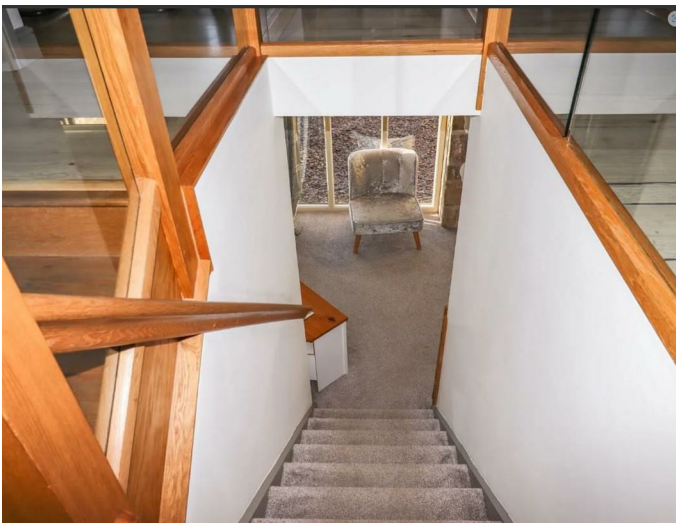
Shower Room/ Utility

8'49 x 8'54 (2.44m x 2.44m)



W.C. Shower cubicle, wash hand basin with storage under, continuation of wooden designed flooring, plumbing for washing machine, boiler, meter cupboard, inset spotlighting. Splash backs, work surface space, extractor. radiator.

Ground Floor



Snug Area

16'91 x 8'99 max to under the stairs (4.88m x 2.44m max to under the stairs)



Fitted carpet, double glazed windows to the front aspect with one feature floor to ceiling windows in a panel of three, inset spotlighting, some exposed stone work to walls, access into the three bedrooms and bathroom.

Bedroom One

8'99 max x 16'01 (2.44m max x 4.90m)



A good size double with storage cupboard, fitted carpet, inset spotlighting, full length windows floor to ceiling height in a panel of three with access outside, exposed stone work to wall next to windows.

Bedroom Two

9'40 x 18'26 (2.74m x 5.49m)



A good size double room with a fitted carpet, two double glazed windows, inset spotlighting, ample space for wardrobes and drawers.

Bedroom Three

15'04 x 9'51 max (4.67m x 2.74m max)



Double glazed window, inset spotlighting, fitted carpet.

Family Bathroom



A modern suite which comprises; bath, shower cubicle, W.C. vanity wash hand basin with storage under, shelving space and fitted bathroom cabinet, part tiled walls, inset spotlighting, extractor fan, touch sensor light wall mounted mirror, heated towel rail, tiled flooring, part tiled walls, extractor fan.

Outside



Outside



Site Location



The Whole Property Portfolio

The properties can be acquired as a whole or divided into four separate lots.

Situated in the picturesque location of Bradnop, within the Staffordshire Moorlands, this collection of properties offers a truly captivating setting. Conveniently located near the charming market town of Leek, residents will benefit from a wide range of local amenities.

The portfolio includes the following dwellings:

1. Holly Dale: A luxurious four-bedroom detached home, complete with outbuildings.
2. Pastures Barn: A beautifully renovated three-bedroom semi-detached barn.
3. Parlour Barn: Another splendidly renovated

three-bedroom semi-detached barn.

4. "The Games Shack" an outbuilding offers the potential for further development
5. Additional agricultural land of up to 53 acres.

Option To Purchase 'The Games Shack'



The 'Games Shack' is a large outbuilding with immense development potential and breathtaking views of the countryside. Currently serving as a games room for guests staying at Pastures and Parlour Barn, it offers a unique opportunity to expand and enhance the accommodation options at either of the barns.

The possibilities for this space are endless. It could be transformed into a spacious garage or workshop, providing ample room for storage and creative projects. Alternatively, it could be converted into stables, allowing for the keeping of livestock and the pursuit of equestrian interests. With the appropriate research and planning permissions, it could even be developed into additional living space, ideal for accommodating an elderly or dependent relative.

For those seeking to generate extra income, the 'Games Shack' could be renovated into holiday accommodation, providing a valuable source of revenue for the household. Alternatively, it could be explored as a potential building plot for a self-build project, offering the opportunity to create a

bespoke living space tailored to specific preferences and needs. Of course, any development plans would be subject to the necessary planning consents and approvals.

In summary, the 'Games Shack' presents a unique and versatile opportunity for development. Whether it's expanding the existing accommodation options, creating additional living spaces, or exploring income-generating ventures, it has the potential to fulfil a variety of needs and aspirations. With its idyllic location and untapped potential, the 'Games Shack' is a project that fires the imagination and opens doors to exciting possibilities.

Available by separate negotiation.

Internal Shots of 'The Games Shack'

49'76 x 18'79 (14.94m x 5.49m)



Agents Notes

Freehold

Oil Central Heating System

Disc One Sewage Treatment Plant Shared with Holy Dale House and Pastures Barn

Insulated with Rock Wool for soundproofing

Soundproofing Garden Fence

Council Tax

To Be Confirmed

Council Tax Band is not available at the moment as it is on Business Rates

About Your Agent



Denise is the director of Denise White Estate Agents and has worked in the business since 1999. Denise and all the team at Denise White Estate Agents can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Please Note.....

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and

furniture not specifically itemised within these particulars are deemed removable by the vendor

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You Will Need A Solicitor !

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Floorplan of 'The Games Shack'



TOTAL: 85.6 m² (921 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.digitalsketch.co

Floor Plan



First Floor

Floor area 98.1 m² (1,056 sq.ft.)



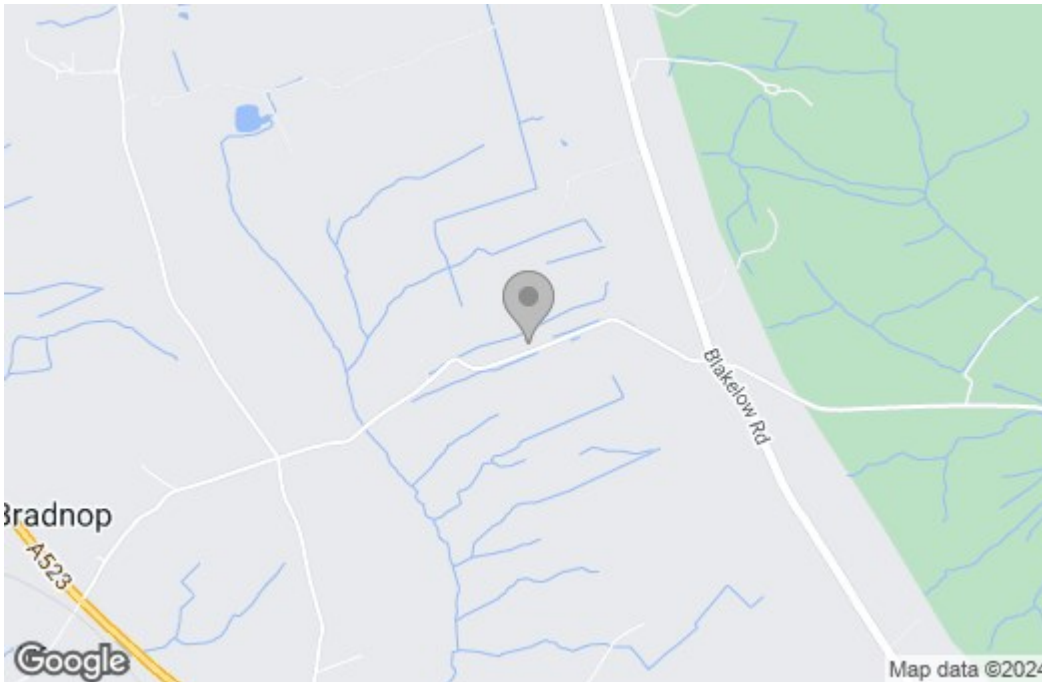
Ground Floor

Floor area 61.9 m² (666 sq.ft.)

TOTAL: 160.0 m² (1,722 sq.ft.)

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92 plus) A			
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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