



The Larches, New Road, High Onn, Church Eaton

Offers In Region Of £599,995

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# The Larches, New Road, High Onn, Church Eaton

Lee Cooke " LUXURY COLLECTION" is proud to present this beautifully styled and superbly presented spacious converted barn, set on a generous countryside plot with stunning rear views. This exceptional home offers the perfect blend of character, space, and modern living, all within a highly sought-after rural location. TRUST US YOU REALLY NEED TO SEE THESE STUNNING COUNTRYSIDE VIEWS.

The main development is accessed via a shared remote-controlled gated entrance leading to the parking area with your own spaces for three vehicles, continuing around to the the main home you will be greeted by beautifully landscaped side and rear gardens with entertainment patio. The garden enjoys panoramic countryside views and features a fabulous open sided round entertainment summer house, ideal for relaxing or hosting guests. Viewing is essential to fully appreciate this amazing setting.

Upon entering the main home, you are welcomed by a spacious entrance reception hall sitting area and an adjoining inner hallway leading to a selection of ground floor rooms including the striking open-plan entertainment kitchen/diner, complete with a comprehensive range of high-quality integrated appliances.

The ground floor also includes a generous lounge enjoying views across the valley, a versatile fourth bedroom/home office, and a luxurious family bathroom with both bath and separate shower.

Upstairs, the first floor offers a spacious landing area leading to three well-proportioned bedrooms, including a superb master suite with an adjoining dressing area and an impressive en-suite bathroom that truly must be seen to be appreciated. An additional family shower room completes the upper level. WAIT UNTIL TO SEE THE THIS MASTER BEDROOM AND EN SUITE !







## ENTRANCE RECEPTION HALL (13' x 7' 4")

A warm and welcoming entrance hall/sitting area featuring oak and glazed French doors leading to the lounge, spotlights to ceiling, storage cupboard, and double-glazed door with integrated blinds to the front. Open access to the inner hallway.

## INNER HALL

Stylish staircase with oak handrail and glass balustrade leading to the first floor. Spotlights to ceiling, storage unit with oak worktop, and open access to the entrance hall.

## EVENING FAMILY LOUNGE (13' 4" x 19' 2")

Spacious lounge with oak and glazed French doors from the hallway and double-glazed French doors with windows overlooking the rear garden, offering stunning countryside views.









## **GROUND FLOOR BEDROOM FOUR / HOME OFFICE**

(13' x 9' 1")

Located on the ground floor with countryside views from the rear-facing double-glazed window. Spotlights to ceiling, fitted wall and base units with integrated workstation – ideal for home office use.

## **GROUND FLOOR BATHROOM**

Modern fitted suite with panelled bath, shower screen, wall-mounted basin, low flush WC, tiled flooring, shaving point, storage cupboard, and double-glazed window to the front.

## **FAMILY ENTERTAINMENT KITCHEN / DINER**

(11' 2" x 24' 7")

A stunning open-plan kitchen/diner with quartz worktops, marble tiled flooring, and countryside views from multiple double-glazed windows and doors. Excellent range of integrated appliances including: Bosch washing machine, Bosch dishwasher, Integrated fridge freezer, Electric induction hob, Neff oven and grill, 1½ bowl drainer sink unit and spotlights to ceiling.

## **FIRST FLOOR LANDING**

Double-glazed window and skylight to the front, spotlights, smoke alarm, oak internal doors, and oak/glass staircase to the ground floor.

## **BEDROOM ONE WITH DRESSING AREA**

(26' 8" x 11' 1")

An impressive master suite that may offer potential to create an additional bedroom (subject to requirements). Features include a selection of skylights and windows to front and rear, vaulted ceiling with fan and spotlights, central heating radiator, and a fitted dressing area with wardrobes, drawers, and dressing table. Oak door to en-suite.

## **MASTER EN-SUITE**

A spacious, luxurious en-suite with feature freestanding bath and tap, wall-mounted wash basin, low flush WC, two heated towel rails, tiled flooring and walls, vaulted ceiling, extractor fan, LED mirror, shaving point, and built-in storage niches.





## BEDROOM TWO

(10' 9" x 10' 5" into recess)

Double-glazed window and skylight to the front, central heating radiator, spotlights to ceiling.



## COUNTRYSIDE REAR GARDEN

Beautifully landscaped with lawn, paved patio area ideal for entertaining, hedged boundaries, external water tap, and access to the side garden.



## PARKING

Allocated pebbled parking area with space for three vehicles and a useful storage shed located to the front side of the property.

## FAMILY SHOWER ROOM

Well-appointed suite with walk-in shower, wall-mounted basin, low flush WC, LED mirror, heated towel rail, extractor fan, tiled flooring, and skylight/window to rear.

## SIDE GARDEN

Well-maintained with fencing, pathway to the front, and gated access to the summer house.

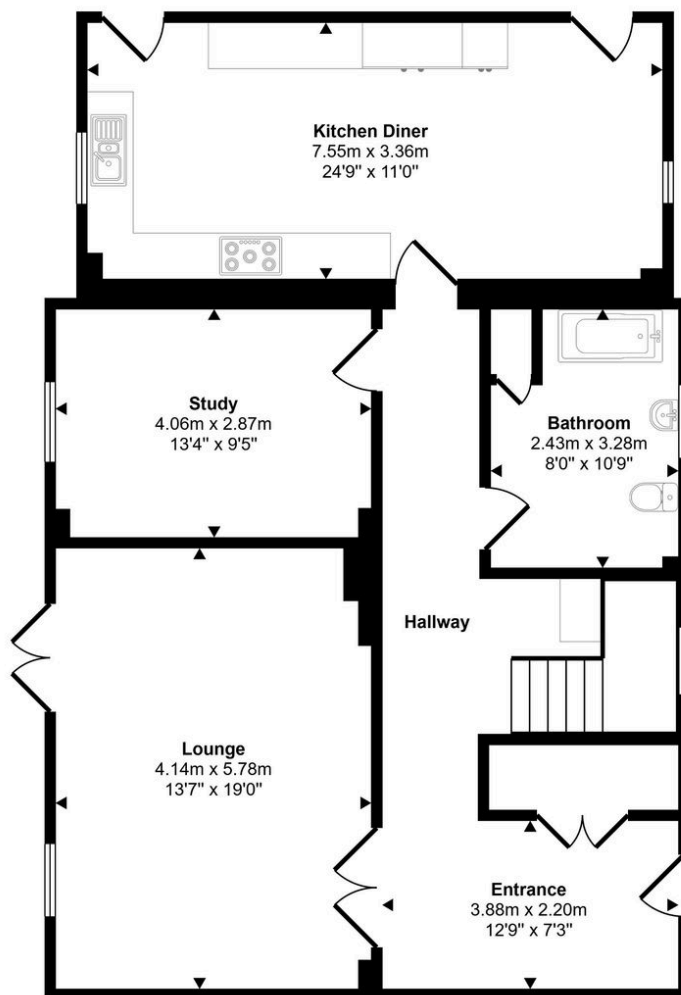
## COMMUNAL ENTRANCE & GROUNDS

Remote-controlled gated access with push-button entry system, leading to communal pebbled area and pathway to the front entrance.

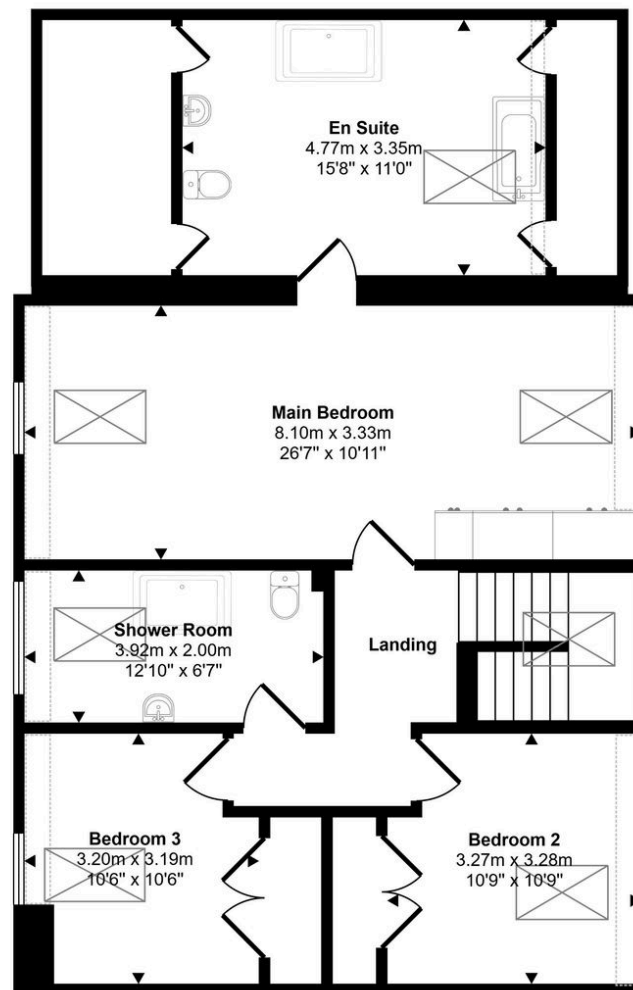
## SUMMER HOUSE

Unique circular summer house with decked flooring, matching freestanding bench and centre table, and ceiling heater – a perfect entertaining or relaxing space.


Approx Gross Internal Area  
201 sq m / 2162 sq ft



Ground Floor  
Approx 100 sq m / 1080 sq ft



First Floor  
Approx 101 sq m / 1082 sq ft

 Denotes head height below 1.5m