



The Limes, High Onn, Church Eaton

Offers In Region Of £580,000

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# The Limes, High Onn, Church Eaton

**Lee Cooke Personal Estate Agents eXp, welcomes you to 'The Limes' – a remarkable and beautifully crafted converted barn situated within an exceptionally picturesque Staffordshire countryside setting. QUOTE REF - 1235**

Approached through a communal remote-controlled gated entrance, the property enjoys two allocated parking spaces, a further adjoining centre paved area, and direct access to a garage with upper storage space and an attached rear store.

Internally, the home immediately impresses. You are greeted by a wonderful and warm entrance reception hall, beautifully finished with oak flooring, underfloor heating and elegant glazed French doors flowing through into the spacious lounge diner, complete with a striking feature log burner. This in turn opens into the entertainment kitchen diner, superbly fitted with named appliances, quartz worktops and stylish cabinetry. The ground floor also features a fitted utility room, ground floor guest WC, and a fifth bedroom with adjoining study area and a luxurious en-suite, ideal as an independent space for a dependent relative, guest suite or home office.

To the first floor, the property enjoys a feature landing with glass balustrades, leading to a superb selection of four generously proportioned bedrooms, including a master en-suite, along with a beautifully appointed family bathroom.

Externally, The Limes boasts a delightful countryside rear garden with entertainment patio and stunning valley views, creating a truly idyllic backdrop for relaxing or hosting guests.

Viewing is highly recommended to appreciate the beauty and flexibility this exceptional home has to offer.







**Entrance Reception Hall:** The property is entered through a double-glazed front door with fitted window blind, opening into a beautifully warm and welcoming reception hall. The space features high-quality oak flooring with underfloor heating, spotlights to the ceiling and a large storage cupboard housing the control system. Elegant glazed French doors lead into the lounge diner, while additional doors provide access to the ground floor rooms. A striking staircase with glass balustrade and oak handrail rises to the first-floor landing, complemented by a wall-mounted thermostatic control.

**Lounge Diner – 19'0" x 13'5":** A superbly spacious and bright reception room, the lounge diner features double-glazed French doors opening out to the rear patio and offering glorious countryside views. A further double-glazed window overlooks the rear garden, enhancing the natural light throughout. The room benefits from underfloor heating, spotlights to the ceiling and a stunning feature log burner, creating a wonderfully cosy focal point. An open walkway leads through to the entertainment kitchen diner, with additional oak glazed French doors returning to the entrance hall.



**Utility Room – 9'1" x 7'1":** The fitted utility offers excellent practicality with a double-glazed window to the rear, quartz worktops, fitted units and an integrated sink unit. It also houses two integrated washing machines, along with an extractor fan, smoke alarm and ceiling spotlights. Doors lead to both the kitchen diner and the ground floor guest WC.







### **Entertainment Kitchen Diner – 12'9" x 11'5":**

The entertainment kitchen diner is beautifully fitted and designed with modern family living in mind. A double-glazed window provides a pleasant outlook over the rear garden while an open connection into the lounge diner ensures a sociable and flowing layout. The kitchen includes a superb selection of fitted wall and base units finished with quartz worktops and part brick-effect tiled walls. Integrated features include an AEG oven with matching microwave, a 5-burner AEG hob, extractor hood, integrated fridge freezer and dishwasher, along with under-unit lighting. Oak flooring, underfloor heating, ceiling spotlights and a fitted smoke alarm complete the space. A door leads conveniently through to the utility room.

### **Ground Floor Bedroom 5 – 11'5" x 13'0":**

Situated on the ground floor, Bedroom 5 includes feature oak flooring with underfloor heating, ceiling spotlights and a door returning to the entrance hall. An open walkway leads into the adjoining study area, with a further door providing access to the en-suite.



### **En-Suite (Bedroom 5):**

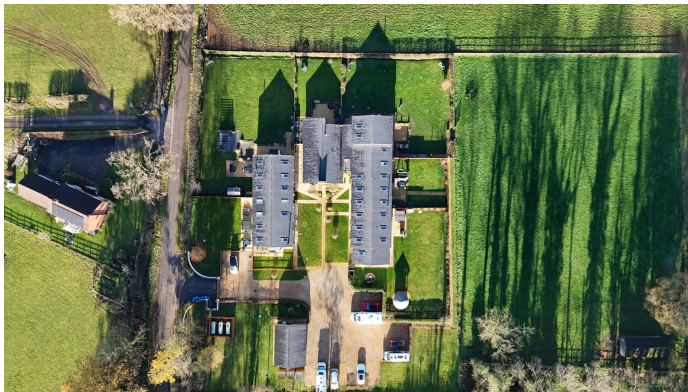
The en-suite is finished to a high standard and includes a walk-in shower area, low-flush WC, wall-mounted wash basin, tiled flooring and part tiled walls. Additional features include a shaving point, LED mirror and extractor fan, creating a sleek and contemporary finish.

### **First Floor Landing**

The first floor landing features a double-glazed skylight at the front with a remote-controlled rain-sensing open/close function. Internal doors lead to the various rooms. Stairs descend to the ground floor, fitted with a glass balustrade and oak handrail. The ceiling includes spotlights and a smoke alarm.

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### **Ensuite**

The ensuite is fitted with a low-flush toilet, a wash basin set in a vanity unit, and a walk-in shower. Additional features include a shaving point, LED mirror, heated towel rail, extractor fan, and ceiling spotlights. The floor is tiled, and the walls are partially tiled.

### **Bedroom Two – 13' x 12'**

This bedroom has a double-glazed skylight and window to the front, ceiling spotlights, internet and TV points, and a door to the landing.

### **Bedroom Three – 13'5" (max) x 8'7"**

Featuring rear-facing double-glazed windows and a skylight with countryside views, this bedroom includes a central heated radiator, door to the landing, and TV and aerial points.





### **Bedroom Four – 13' x 9'**

This front-facing bedroom has a double-glazed window and skylight, ceiling spotlights, a central heated radiator, a door to the landing, and TV and aerial points.

### **Family Bathroom**

The family bathroom includes a rear-facing double-glazed window and skylight with countryside views, a tiled floor and partially tiled walls, LED mirror, shaving point, extractor fan, and ceiling spotlights. The fitted suite comprises a panelled bath, low-flush toilet, and wall-mounted wash basin.

### **Front Garden**

The front garden provides two allocated car parking spaces, a central paved patio, and access to communal grounds at the entrance.



### **Garage – 16'5" x 9'9"**

The garage features a remote-controlled roller shutter, power points, and lighting.

### **Rear Store**

Located at the rear of the garage, the store offers access to the upper loft area, lighting, and a door to the rear garden.

### **Garage/Loft Area**

The upper loft area is accessible via the garage and leads to the rear store.



### **Communal Grounds**

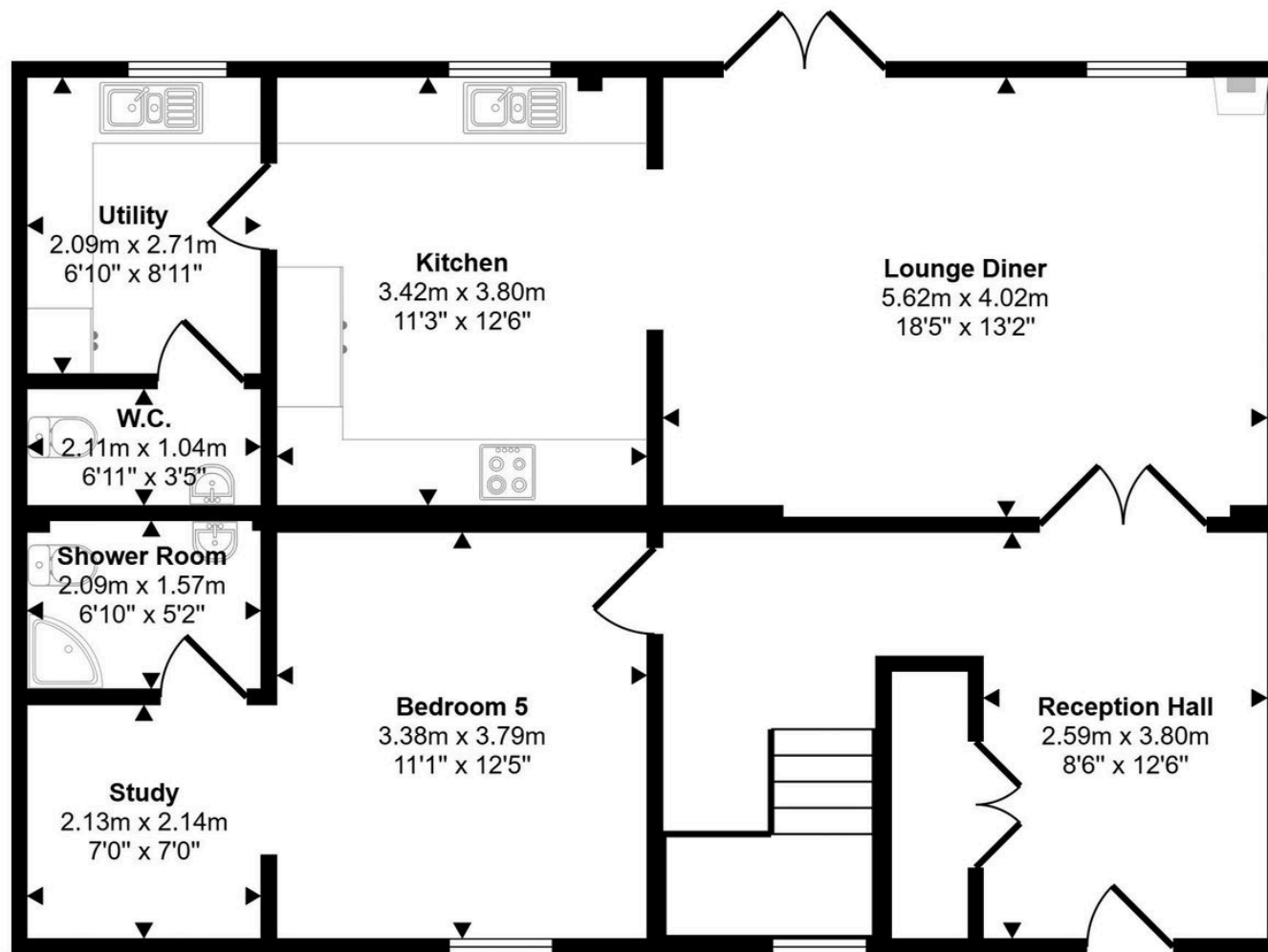
The property benefits from remote farm-style electric gated access with an intercom system. A large pebbled communal area is complemented by lawns and shrubs.

### **Rear Garden**

The rear garden offers a family-friendly space with valley views. It includes fencing, a gate leading to a right-of-way, an external power point, security light, water tap, lawned area, and paved patio.

### **Study Area – 7'0" x 7'3":**

Adjoining Bedroom 5, the study area is a practical and well-appointed space, perfect for home working or as a dressing area. It features oak flooring with underfloor heating, ceiling spotlights, an opening flowing back into the bedroom and a door connecting to the en-suite.



## Ground Floor

Approx 90 sq m / 974 sq ft

Denotes head height below 1.5m