



Rivendell, Beamhurst, Uttoxeter. ST14 5ED

welcome to

Rivendell, Beamhurst, Uttoxeter

Bagshaws Residential advise EARLY VIEWING of this stone built barn conversion with 1.5 acre Paddock (not verified) to appreciate the accommodation over three floors comprising: guest cloaks, lounge, conservatory, breakfast kitchen, five bedrooms, en suites & family bathroom. Gardens. DOUBLE GARAGE.



Access to the property is gained via a shared driveway leading to private driveway leading to the double garage and to:

Timber Entrance Door:

Leading into:

Entrance Hallway:

Having double glazed window to the front elevation; stairs to the first floor accommodation; central heating radiator; tiled flooring; doors off to:

Guest Cloakroom:

With low level w.c.; wash hand basin; complementary wall and floor tiling; double glazed window to the front elevation; central heating radiator.

Breakfast Kitchen:

20' 9" max x 17' 5" max (6.32m max x 5.31m max)
A fitted kitchen comprising two stainless steel sinks set in base unit; further base, wall and drawer units; complementary work surface; range style electric cooker with extractor over; integrated dishwasher, washing machine and dryer; further appliance space; double glazed windows to the front and rear elevations; complementary wall and floor tiling; central heating radiator; exposed beams; wall lighting.

Lounge:

17' 7" x 13' 6" (5.36m x 4.11m)
Having feature brick fireplace housing a log burner with wood mantel over; double glazed windows to the front and side elevation; corner wall unit; central heating radiator; feature stone wall; wall lighting; door leading into:

Conservatory:

12' 5" x 11' (3.78m x 3.35m)
Being double glazed on a dwarf stone wall with tiled flooring; timber door to the side elevation; central heating radiator; wall lighting.

Stairs From The Entrance Hall:

Leading to:

First Floor Landing:

Having down lighting; central heating radiator; double glazed window to the front elevation; airing cupboard housing the cylinder; doors off to:

Bedroom One:

14' 5" x 10' 10" (4.39m x 3.30m)
Having double glazed window to the front elevation; fitted wardrobes with dresser and drawer unit ; central heating radiator; door leading into:

En Suite:

Having shower cubicle with wall mounted mains shower; wash hand basin set in a vanity unit; low level w.c.; complementary tiling; double glazed window to the side elevation; central heating radiator.

Bedroom Three:

13' 6" x 10' 9" (4.11m x 3.28m)
Having double glazed window to the side elevation; fitted wardrobes, dresser and drawer unit; central heating radiator.

Bedroom Five:

8' 11" x 6' 11" (2.72m x 2.11m)
With double glazed window to the rear elevation; down lighting.

Family Bathroom:

Having P shaped bath with wall mounted mains shower over; wash hand basin; low level w.c.; double glazed window to the side elevation; complementary tiling; store cupboard. central heating radiator.

Second Floor Landing:

Having timber flooring; central heating radiator; sky light window.

Bedroom Four:

11' 5" x 11' 2" (3.48m x 3.40m)
Reduced Head Height. With Velux window; fitted wardrobes; central heating radiator; timber flooring; door leading into:

En Suite:

Having shower cubicle with wall mounted mains shower, wash hand basin, low level w.c.; central heating radiator; complementary tiling; timber flooring.

Bedroom Two:

11' 5" x 11' 2" (3.48m x 3.40m)
Reduced head height. With timber flooring; central heating radiator; wardrobe; sky light window; door leading into:

Cloakroom:

Having wash hand basin; low level w.c.; complementary tiling; central heating radiator; timber flooring.

Gardens:

The tarmac driveway leads to double garage and the gardens consist of lawned area with shrubs and plantings, patio area, hard landscaped area, oil tank and hedge and timber fenced boundaries.

Double Garage:

25' 3" x 18' 11" (7.70m x 5.77m)
With electric up and over doors.

Paddock:

The 1.5 acre paddock (not verified) has stabling.

Please Note:

Photographs may have been taken using a wide angle lens.



view this property online bagshawsresidential.co.uk/Property/UTR108703



welcome to

Rivendell, Beamhurst, Uttoxeter

- Council Tax Band F - Stone Built Barn Conversion with 1.5 acres (not verified) PADDOCK with stables
- Five Bedrooms. With En Suites. Further Cloakroom. Family Bathroom
- Lounge. Conservatory
- Breakfast Kitchen. Guest Cloakroom
- Gardens. DOUBLE GARAGE

Tenure: Freehold EPC Rating: D

£600,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR108703](https://www.bagshawsresidential.co.uk/Property/UTR108703)



Property Ref:
UTR108703 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01889 567567



uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)